

BALDWIN, NEW YORK

2.24 Acre Development Site



LOCATION

N/W/C of Merrick Road
& Grand Avenue
Baldwin, NY

AVAILABLE

- Proposed 12,900 SF Retail
- Proposed 7,000 SF Retail
- Proposed 2,000 SF Retail

PROPERTY SIZE

(+/-) 2.24 Acres

TRAFFIC

42,000 total vehicles per day

ZONED

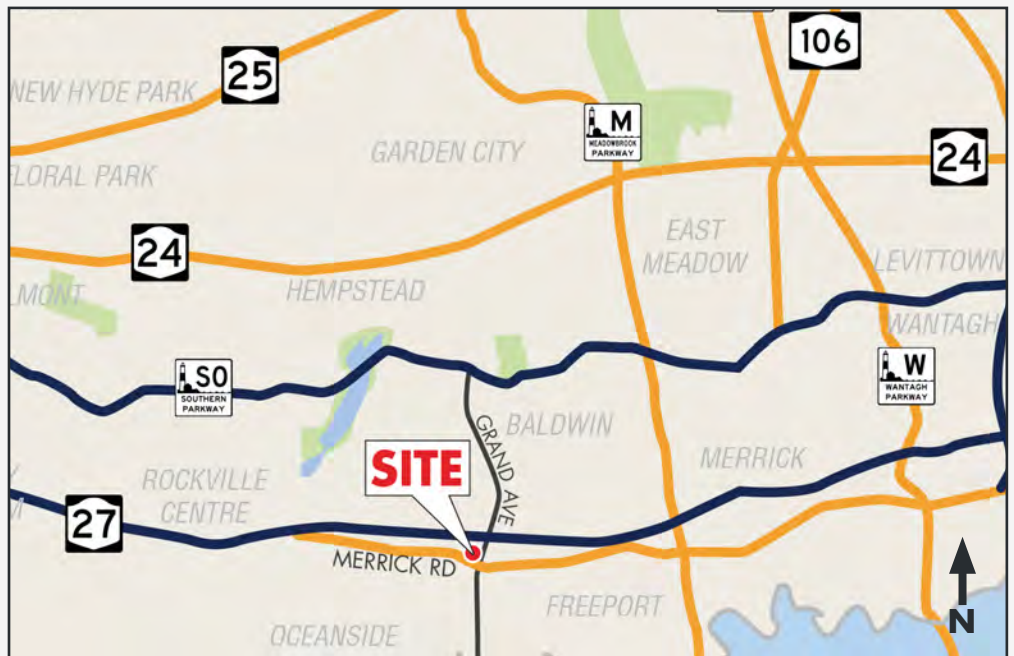
Business

PRICE

Call For Details

COMMENTS

- Great visibility with traffic signals at the intersection
- Ideal location for a bank, restaurant, or coffee house



DEMOS	1 MILE	3 MILE	5 MILE
POP	24,502	184,979	471,742
A.H.H.I	\$117,292	\$123,989	\$128,281

Breslin Realty
DEVELOPMENT CORP.

FOR MORE INFORMATION

Robert Delavale | VP, Leasing | 516.741.7400 x230 | rdelavale@breslinrealty.com

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Concept Plan



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