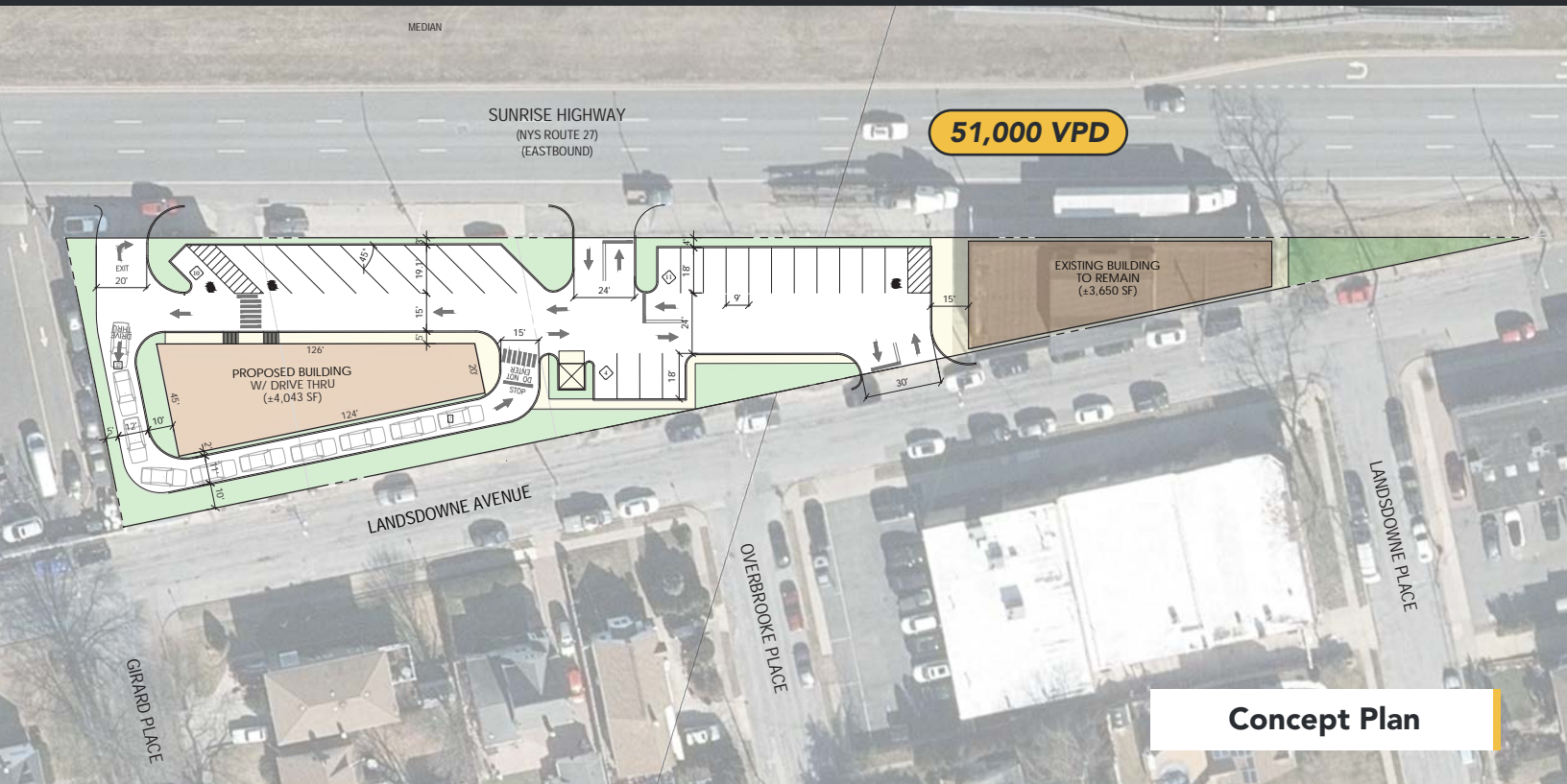


# MERRICK, NEW YORK

## Drive-Thru Opportunity on Sunrise Highway



**Concept Plan**

### LOCATION

1828 Sunrise Highway (NY-27)  
Merrick, NY

### PROPOSED BUILDING

± 4,043 Square Feet

### PROPERTY SIZE

± 0.82 Acre

### PARKING

25 Proposed Parking Spaces

### TRAFFIC

51,000 total vehicles per day on Sunrise Highway

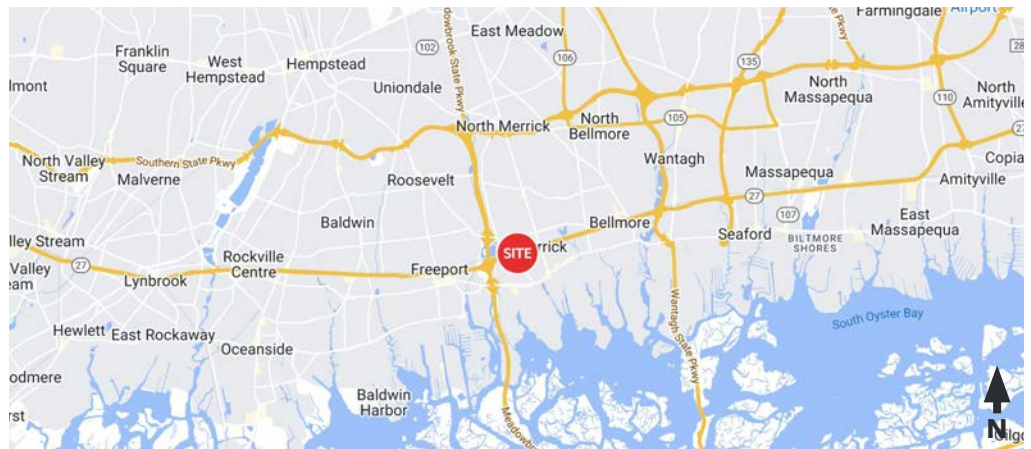
### NEARBY RETAIL INCLUDES

Stop & Shop, Trader Joe's, Homegoods, CVS, McDonald's, Wendy's, Taco Bell, Outback Steakhouse, 7-Eleven, Advance Auto Parts, and many more

### PRICE UPON REQUEST

### COMMENTS

- Proposed Redeveloped Drive-Thru Opportunity on Sunrise Highway
- Less Than 1/2 Mile from the Merrick LIRR Station
- Quick Access To and From Meadowbrook State Parkway and Merrick Road



DEMOS	1 MILE	3 MILE	5 MILE
POPULATION	17,932	174,670	423,963
HOUSEHOLDS	5,853	54,599	133,391
M.H.H.I.	\$166,210	\$158,127	\$151,368

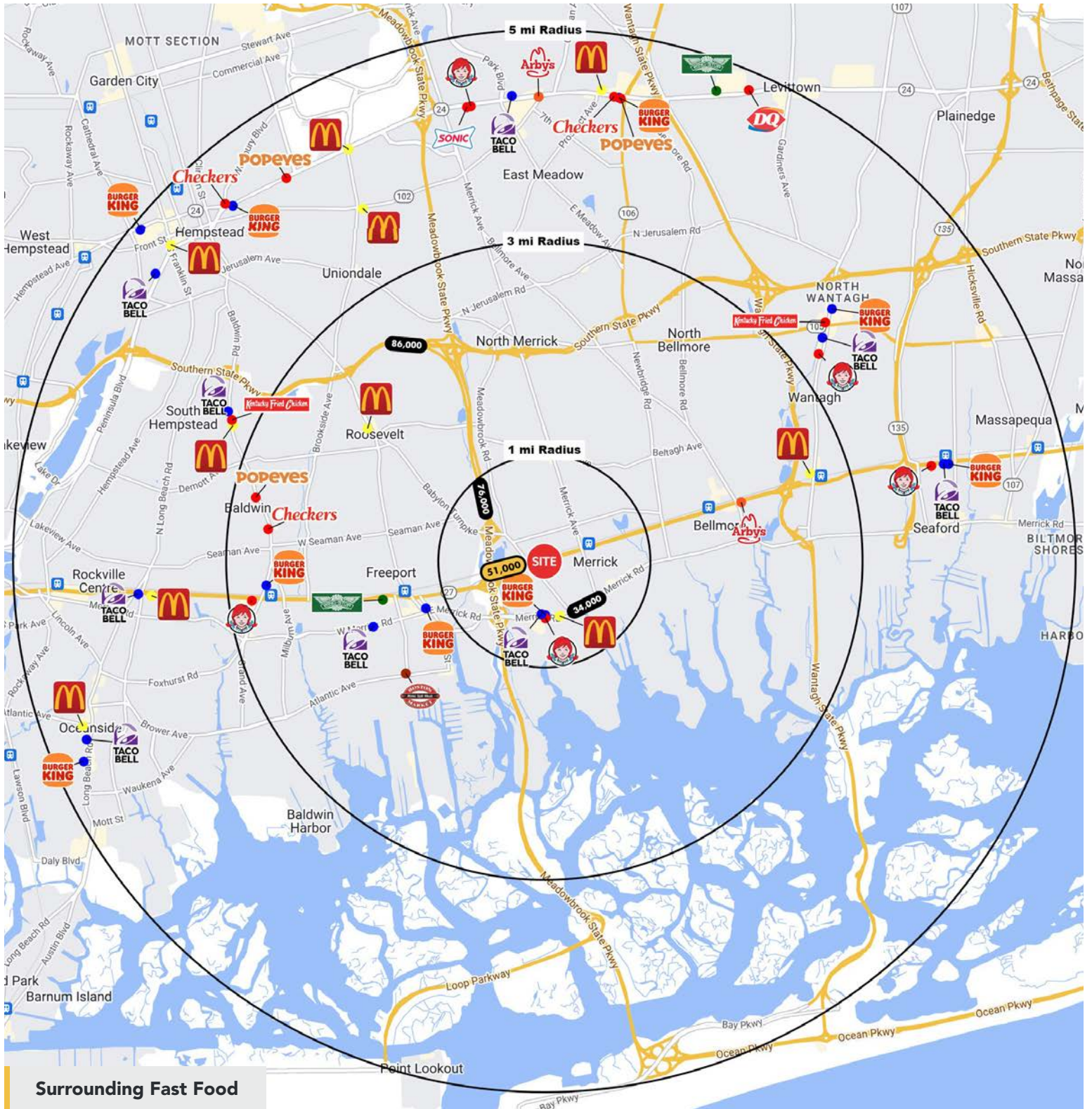
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## Drive-Thru Opportunity on Sunrise Highway



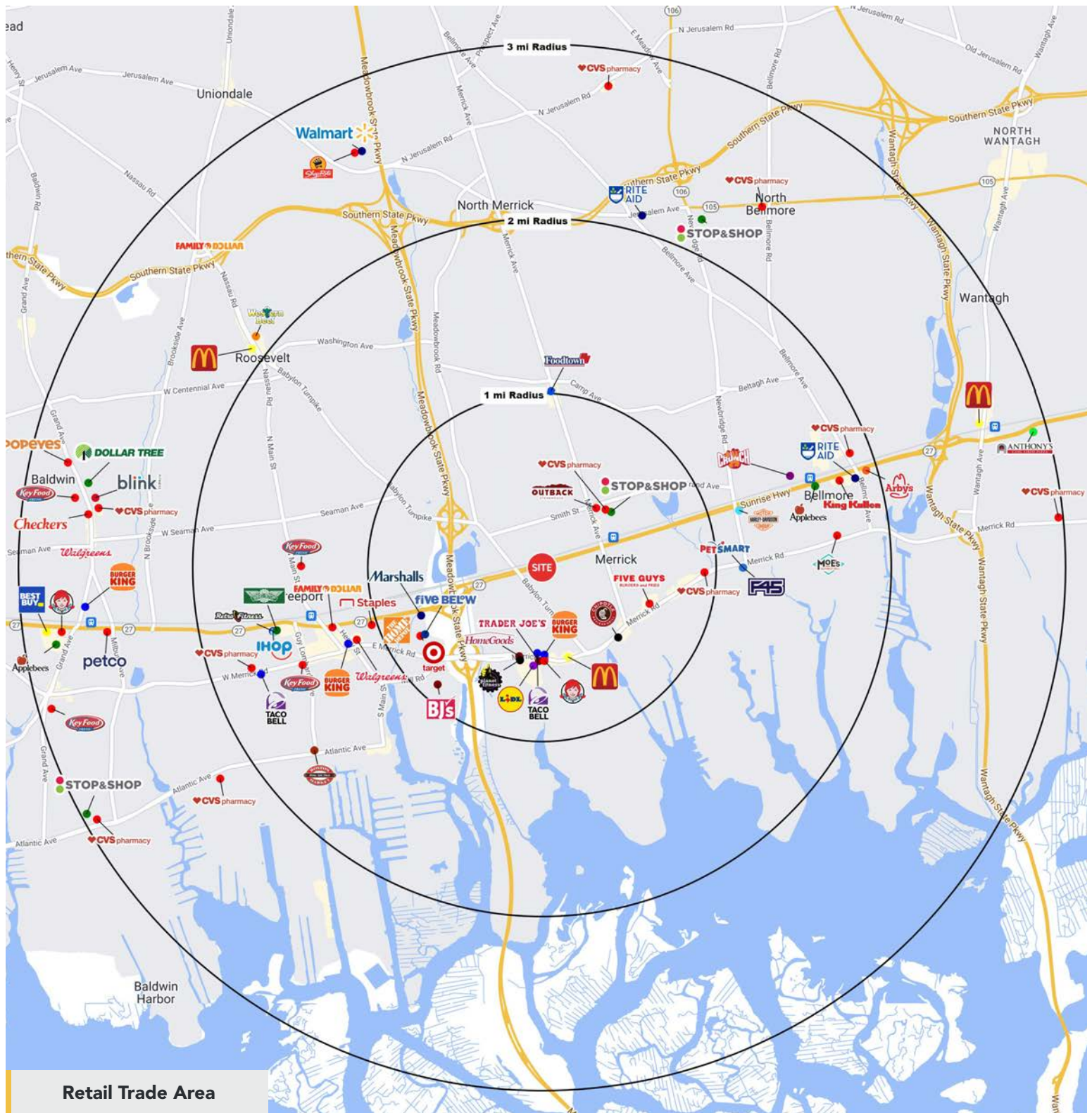
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## Drive-Thru Opportunity on Sunrise Highway



Retail Trade Area

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