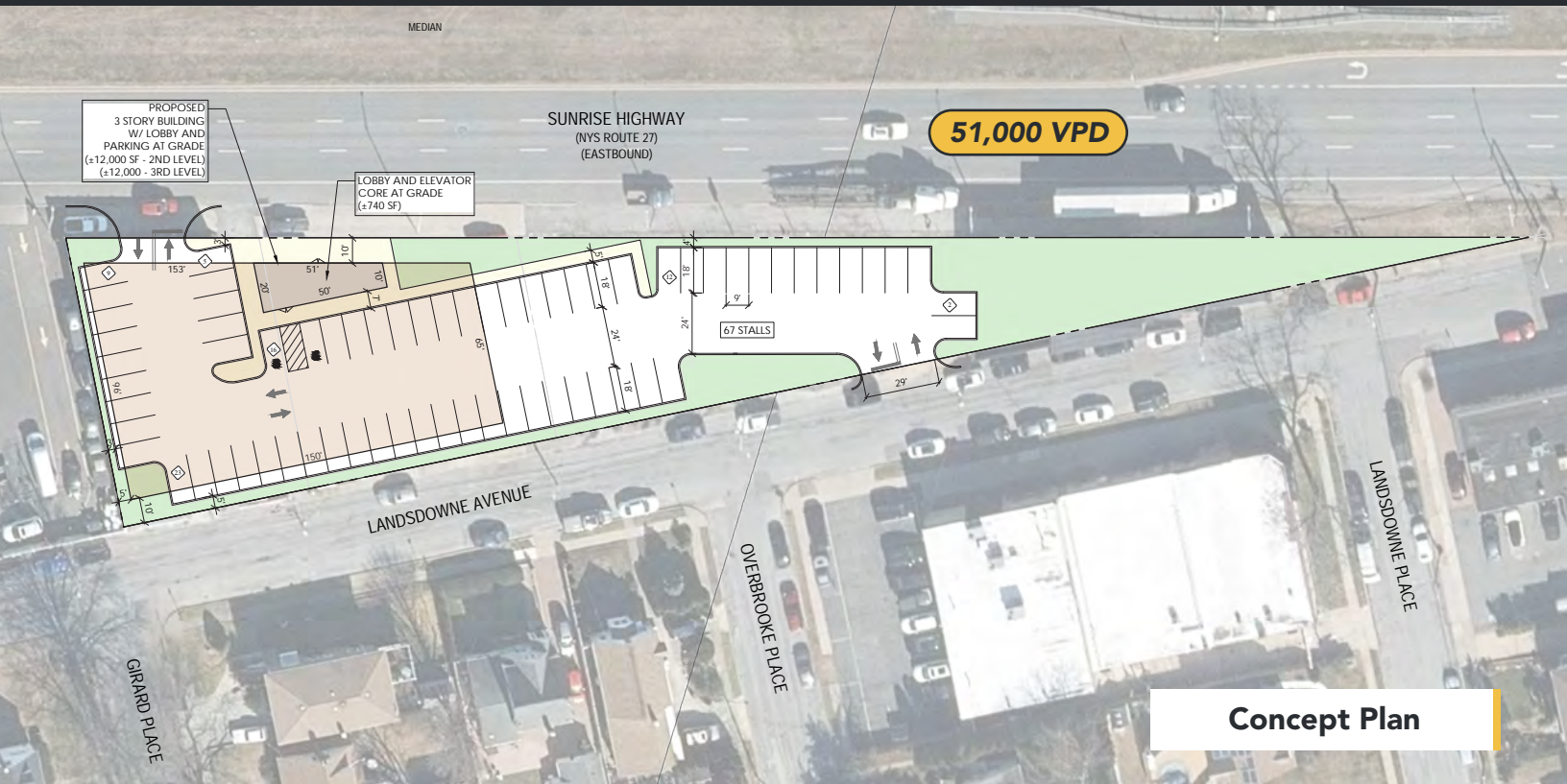


MERRICK, NEW YORK

Medical Opportunity on Sunrise Highway



LOCATION

1828 Sunrise Highway (NY-27)
Merrick, NY

PROPOSED

± 24,000 New 3-Story Building,
with Lobby & Parking at Grade

PROPERTY SIZE

± 0.82 Acre

PARKING

67 Proposed Parking Spaces

TRAFFIC

51,000 total vehicles per day on
Sunrise Highway

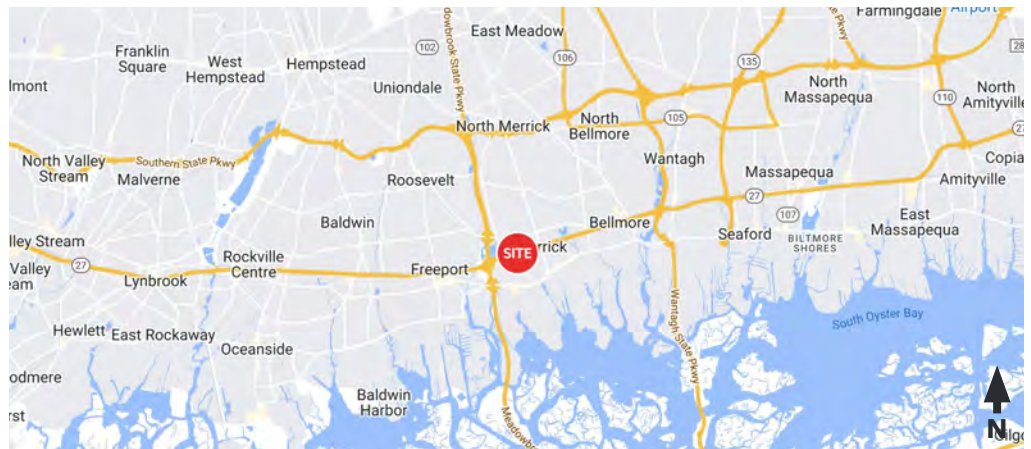
NEARBY RETAIL INCLUDES

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 Medical 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



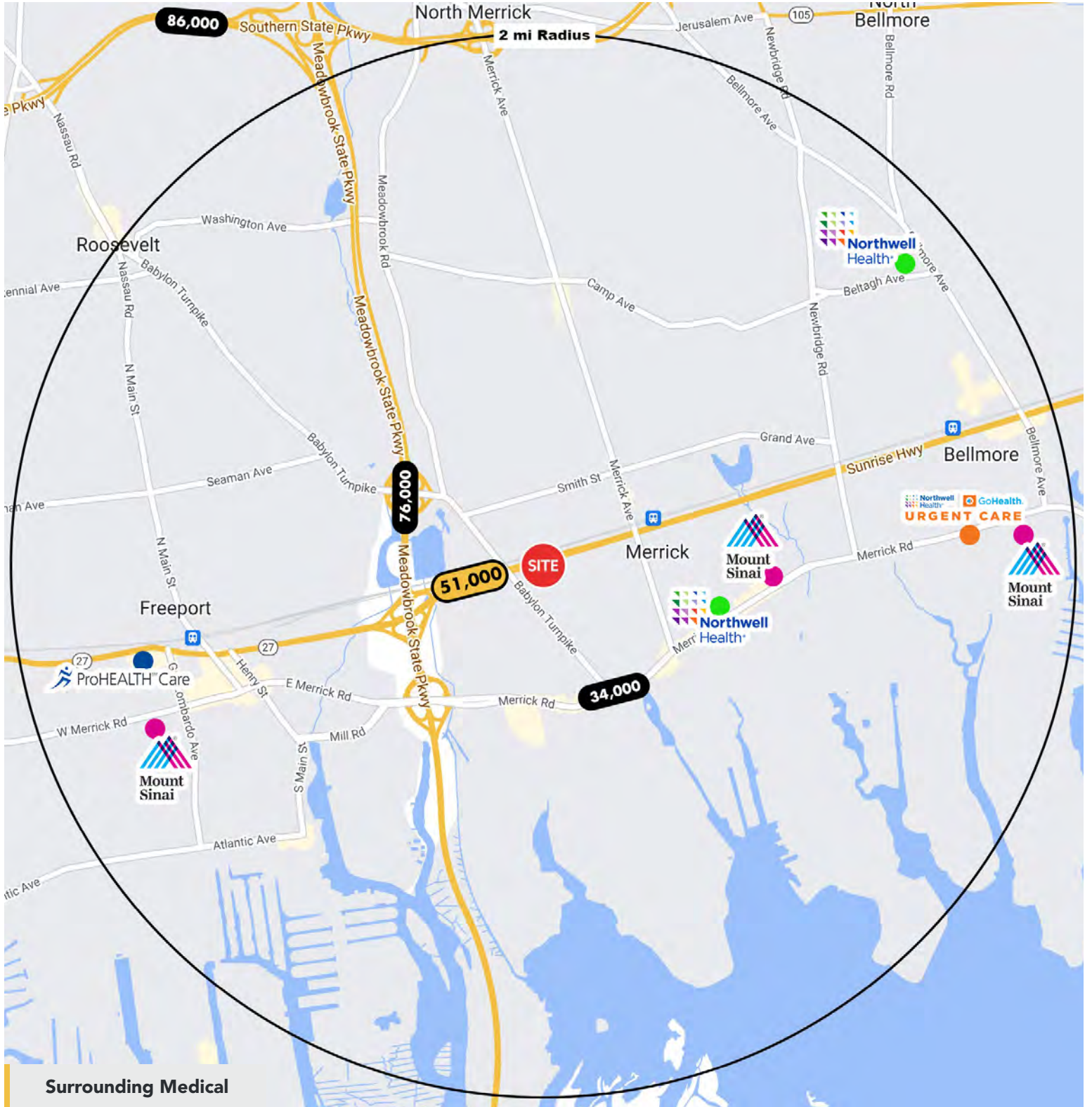
DEMOS	1 MILE	3 MILE	5 MILE
POPULATION	17,932	174,670	423,963
HOUSEHOLDS	5,853	54,599	133,391
M.H.H.I.	\$166,210	\$158,127	\$151,368

Breslin Realty
DEVELOPMENT CORP.

Justin Breslin | Vice President
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