



**TRI STATE
COMMERCIAL®**
REAL ESTATE EXPERTS

For Lease



Established Brick Oven Pizzeria

3,500 SF

45 Merrick Road • Amityville • NY

For Pricing Call: 718-437-6100

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Mendel Jacobson
☎ 718.437.6100
mendel.j@tristatecr.com



Location Overview

Located in the tight nit beach town of Amityville in Long Island between Ketcham Ave & County Line Rd.

This space is in close proximity to the S20 bus line and the Amityville stop on the Babylon Branch of the LIRR.

Nearby tenants include CVS Pharmacy, Crunch Fitness, Five Guys, Brownstones Coffee, Carvel, Dunkin', Sophia, and more!

Main Highlights

- ▶ Turn-key kitchen & seating area
- ▶ Multiple brick ovens
- ▶ State-of-the-art dough maker
- ▶ Walk-in freezer
- ▶ Full liquor license
- ▶ Key money



8,701 SF

Total Building Size

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Additional Photos

45 Merrick Road, Amityville, NY 11701



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Retailer Map

45 Merrick Road, Amityville, NY 11701



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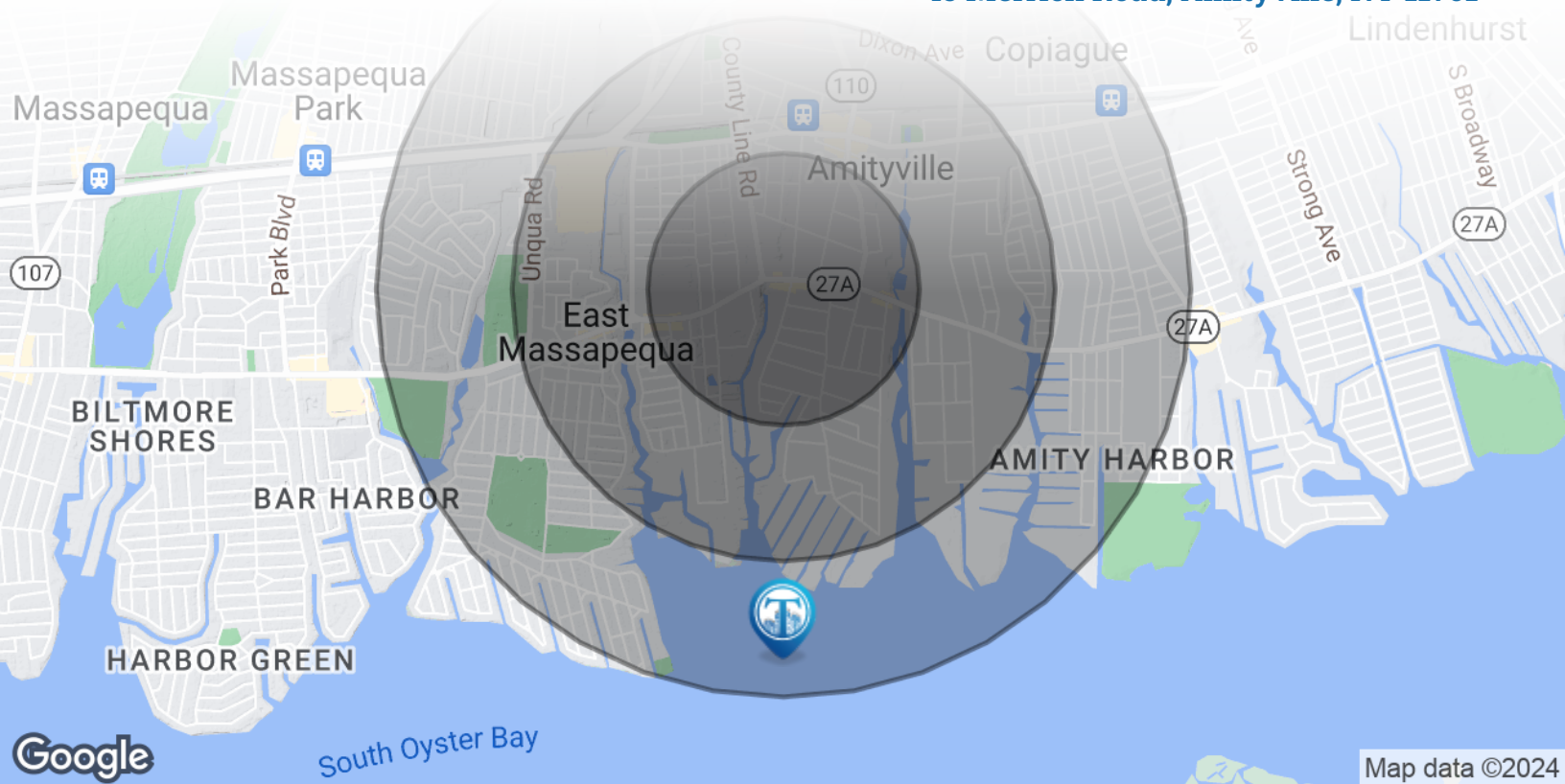
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Area Demographics

45 Merrick Road, Amityville, NY 11701



POPULATION

0.5 MILES

1 MILE

1.5 MILES

| | | | |
|----------------------|-------|--------|--------|
| Total Population | 3,028 | 12,597 | 33,159 |
| Average Age | 47.6 | 49.4 | 45.3 |
| Average Age (Male) | 47.2 | 47.2 | 42.9 |
| Average Age (Female) | 48.2 | 52.1 | 46.3 |



33,159

People within 1.5 Miles

HOUSEHOLDS & INCOME

0.5 MILES

1 MILE

1.5 MILES

| | | | |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,496 | 5,553 | 12,754 |
| # of Persons per HH | 2.0 | 2.3 | 2.6 |
| Average HH Income | \$95,856 | \$113,101 | \$113,820 |
| Average House Value | \$472,382 | \$455,439 | \$434,010 |



\$113,820

Avg Household Income

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