



**Kalmon Dolgin**  
AFFILIATES INC.

**945 MERRICK RD.  
BALDWIN, NY 11510**

**-FOR SALE OR LEASE-  
PRICE UPON REQUEST**



Kalmon Dolgin Affiliates is pleased to present for sale or lease 2,618 SF of prime retail space located on heavily trafficked Merrick Road, in Baldwin Long Island. Traffic exceeds over 24,213 vehicles daily.

## **PROPERTY HIGHLIGHTS:**

**LOT SIZE:** 22,000 SF

**BUILDING SIZE:** 2,618 SF

**REAL ESTATE TAXES:** \$49,000

### **FRONTAGE:**

200' ON MERRICK RD.

120' ON CENTRAL AVE.

120' ON GUENTHER CT.

**FOR MORE INFORMATION  
CONTACT EXCLUSIVE  
BROKER**

**JEFF UNGER**

347-390-1140

917-971-0995

[JUNGER@KALMONDOLGIN.COM](mailto:JUNGER@KALMONDOLGIN.COM)



101 RICHARDSON ST. | BROOKLYN, NY 11211

718.388.7700

[WWW.KALMONDOLGIN.COM](http://WWW.KALMONDOLGIN.COM)

All information furnished regarding property for sale or rental is from sources deemed reliable but no warranty or representation is made as to accuracy thereof and same is submitted subject to error omissions, change of price rental or other conditions, prior sales, lease or withdraw without notice.





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ADDITIONAL PHOTOS



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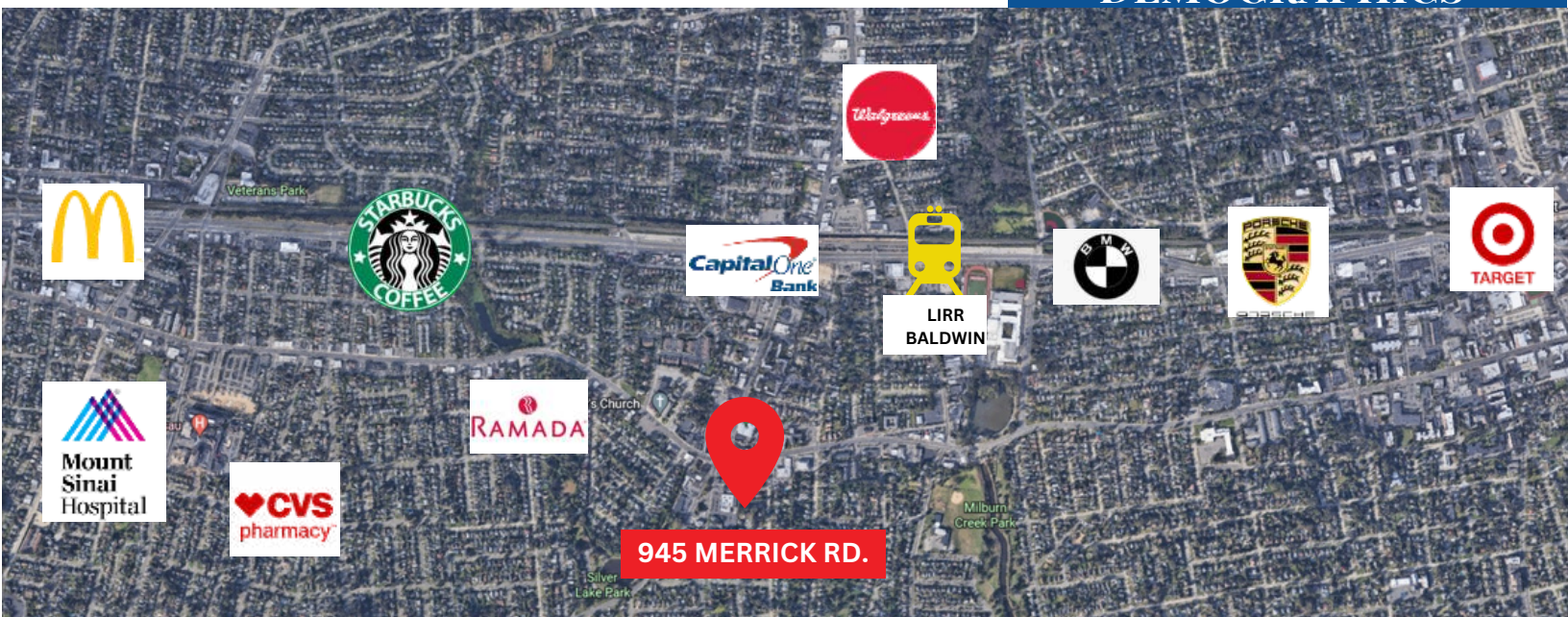


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### AREA RETAIL MAP & DEMOGRAPHICS



DEMOGRAPHICS	2MI	5MI
2022 POPULATION	103,995	446,980
MEDIAN AGE	41	41
BACHELORS DEGREE OR HIGHER	38%	38%
MEDIAN HOME VALUE	\$452,736	\$495,045
2022 HOUSEHOLDS	33,803	147,660
AVG. HOUSEHOLD INCOME	\$134,262	\$137,417
MEDIAN HOUSEHOLD INCOME	\$108,904	\$111,091
TOTAL SPECIFIED CONSUMER SPENDING	\$1.4B	\$6.1B

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