



Kalmon Dolgin
AFFILIATES INC.

245-02
Merrick Blvd.
Rosedale, NY 11422

12,020 SF
-FOR LEASE-



This free standing 12,020 square foot retail space is now available for lease. Formerly a CVS, this building has major neighboring tenants including 7-11 and McDonalds. Positioned at a 4-way signal intersection and has two points of ingress, one on Hook Creek Blvd and one on Merrick Blvd. This property features a drive-thru, signage, 49 surface parking spots, and is positioned on a corner lot. Near the Belt Parkway an easy access to multiple other highways. Public transportation conveniently located at front door. Excellent site for single tenant retail, medical, school, or distribution center for online retailers. Traffic count exceeds over 20,000 cars daily.

PROPERTY FEATURES:

Corner Lot
Drive Thru
24 Hour Access
Security System
Signalized Intersection
Tenant Controlled HVAC
49 Surface Parking Spots
Monument Signage

FOR MORE INFORMATION CONTACT EXCLUSIVE BROKERS:

ROBERT KLEIN
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RKLEIN@KALMONDOLGIN.COM

JEFFREY UNGER
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101 RICHARDSON ST. | BROOKLYN, NY 11211

718.388.7700

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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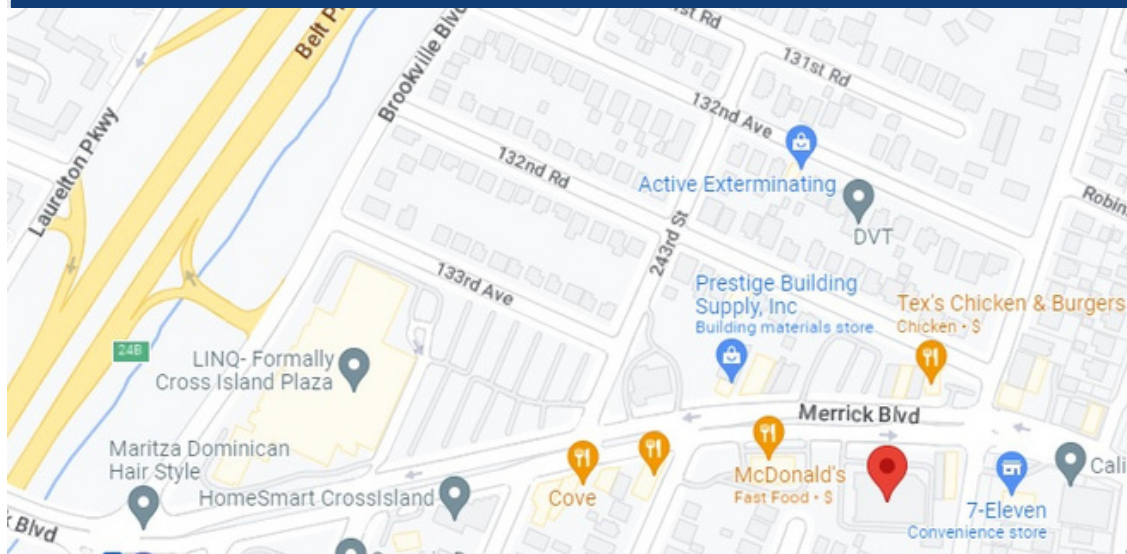
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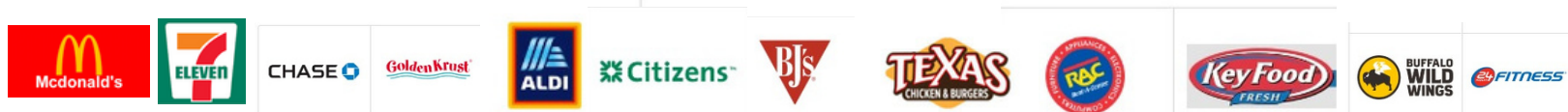


MINUTES TO BELT PARKWAY



Long Island Jewish Hospital 3 mi
JFK Airport 4 mi
LaGuardia Airport 4 mi

JOIN NATIONAL RETAILERS



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