



 JLL SEE A BRIGHTER WAY

For sale

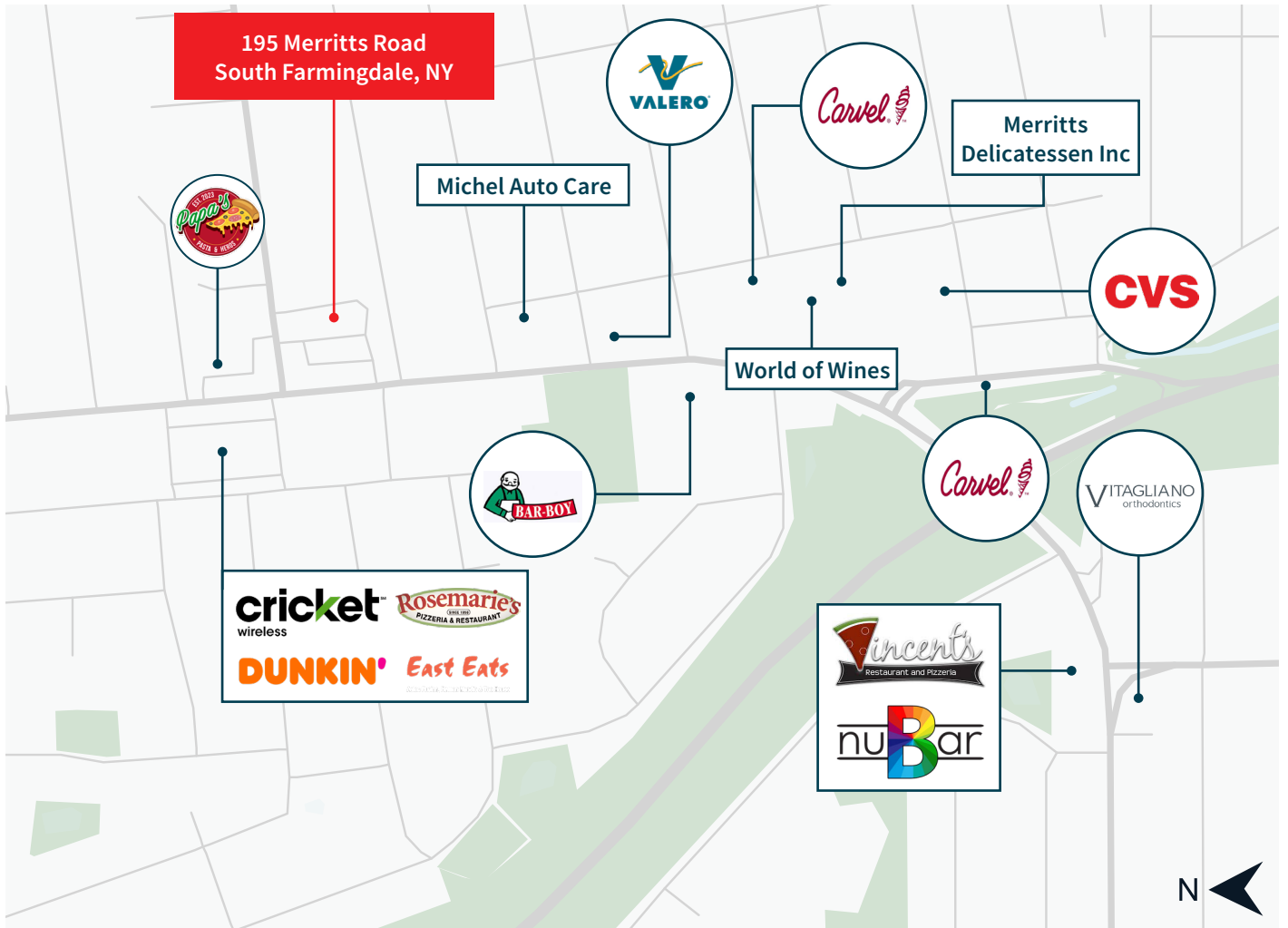
195 Merritts Road
South Farmingdale, NY

Sale price: \$2,900,000

Former Bank Branch
Retail, repositioning or
redevelopment opportunity

Property features:

- 100% vacant
- \pm 10,000 SF building with an attached drive thru on \pm 1.39 acres
- First floor: 7,000 SF/Second floor: 3,000 SF
- Free standing building constructed in 1977
- \pm 59 parking spaces
- \pm 17,847 vehicles per day on Merritts Road



Demographics

	2 Miles	5 Miles	10 Miles
Population	67,208	394,511	1,077,747
Households	23,040	130,984	348,691
Median Household Income	\$140,958	\$143,973	\$143,132



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