

380 Hicksville Rd

Bethpage NY 11714



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The recipient agrees to keep this Offering Memorandum and all related documents, materials, studies, analyses, leases, brochures, computer output, and other information concerning the property (collectively, the “Evaluation Material”) strictly confidential. Certain Evaluation Material, including leases and financial information, is described in summary form only. Such summaries do not purport to be complete or accurate descriptions of the full agreements involved and do not constitute a legal, financial, tax, or other professional analysis of such documents.

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Each prospective purchaser must conduct its own independent investigation, analysis, and due diligence concerning the property and the proposed transaction, including but not limited to legal, tax, environmental, engineering, zoning, and financial matters, and must rely solely upon its own advisors and investigations. This Offering Memorandum does not constitute an offer to sell or a solicitation of an offer to purchase any interest in the property, nor does it constitute an offer of securities. Any transaction shall be subject to the execution of definitive agreements approved by the Owner in its sole discretion. The Property is being offered in its present condition, subject to the terms and conditions set forth in a fully executed definitive agreement.

The Owner and Tripoint Real Estate expressly reserve the right, at their sole discretion, to reject any or all offers, to terminate negotiations with any party at any time, to negotiate with one or more prospective purchasers simultaneously, and to withdraw the property from the market without notice. This Offering Memorandum is subject to errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the value of the property. In no event shall any prospective purchaser have any claim against the Owner, Tripoint Real Estate, or any of their respective affiliates, officers, owners, shareholders, employees, or agents for any damages, liability, or causes of action arising from this solicitation process or the marketing or sale of the property. The terms and conditions set forth herein apply to this Offering Memorandum in its entirety. Any photographs, renderings, maps, or visual depictions contained herein are provided for illustrative purposes only and may not reflect current conditions.

EXECUTIVE SUMMARY

Tripoint Real Estate is pleased to exclusively present the offering of 380 Hicksville Rd, Bethpage — The property consists of approximately **±1,860 square feet** situated on a **±0.16-acre lot**, offering strong visibility and accessibility along Hicksville Road, a well-traveled corridor in the Long Island market.

Positioned within a mixed-use neighborhood featuring both residential and commercial uses, the asset benefits from steady local traffic, proximity to established retailers, and a dense surrounding population base.



PROPERTY SUMMARY

| | |
|-----------------------------|------------|
| Total Building Size: | ± 1,860 SF |
| Acre Lot: | ± 0.16 |
| Tenancy: | Single |
| Taxes: | Inquire |
| Sale Price: | Inquire |

ADDITIONAL DETAILS

| | |
|----------------|------------------------|
| Town: | Oyster Bay |
| County: | Nassau |
| Market: | Long Island (New York) |

NEIGHBORHOOD OVERVIEW

380 Hicksville Rd– Bethpage, NY 11714

Hicksville Road serves as a **primary north-south thoroughfare**, providing direct connectivity to major roadways including Hempstead Turnpike (Route 24) and the Long Island Expressway (I-495). The property benefits from **high daily traffic volumes, strong visibility, and convenient accessibility**, making it well-positioned for a wide range of commercial uses. The immediate trade area features a variety of **national retailers, local businesses, and essential service providers**, creating a stable and active commercial environment.



Property Photograph



CONTACT EXCLUSIVE AGENTS

Christopher Cardenas

631.678.5929

chris@tripointre.com

Jonathan Cardenas

631.559.8407

jon@tripointre.com

Jordan Cardenas

631.219.9277

jordan@tripointre.com

Tripoint Real Estate is a full-service commercial brokerage committed to delivering exceptional outcomes for property owners, investors, and developers. Our team combines deep market intelligence with strategic foresight to position assets for maximum value in the NYC Metro and Long Island markets.

We provide comprehensive advisory at every stage – from asset evaluation and market positioning to targeted outreach, negotiation, and closing – ensuring our clients’ goals are met with precision, efficiency, and discretion.