

## RETAIL SPACE

# LEVITTOWN, NY

3695 - 3721 HEMPSTEAD TURNPIKE

ARTIST'S RENDERING FRONT OF PROPERTY



### SIZE

1,350 SF to 4,050 SF  
Spaces can be divided or combined

### ASKING RENT

Upon request

### CO-TENANTS

Mathnasium, Capital One Bank

### NEIGHBORS

Target, AMC, Kohl's, PetSmart, BJ's Wholesale Club, LA Fitness, Ulta, Best Buy, Michaels, DSW, Old Navy, Five Below, Chipotle, Party City, FedEx Office, Chase Bank

### COMMENTS

100+ car parking lot located behind the shopping center

50,000 vehicles per day

Dedicated traffic light

Conveniently located directly on Hempstead Turnpike (NY-24) and Wantagh Avenue

Situated next to Nassau Mall

## CONTACT EXCLUSIVE AGENTS

### JASON SOBEL

jsobel@ripcony.com  
516.933.8880

### JULIANA CHIARELLI

jchiarelli@ripcony.com  
516.933.8880

**RIPCO**  
REAL ESTATE

1000 Woodbury Road  
Suite 100  
Woodbury, NY 11797  
516.933.8880

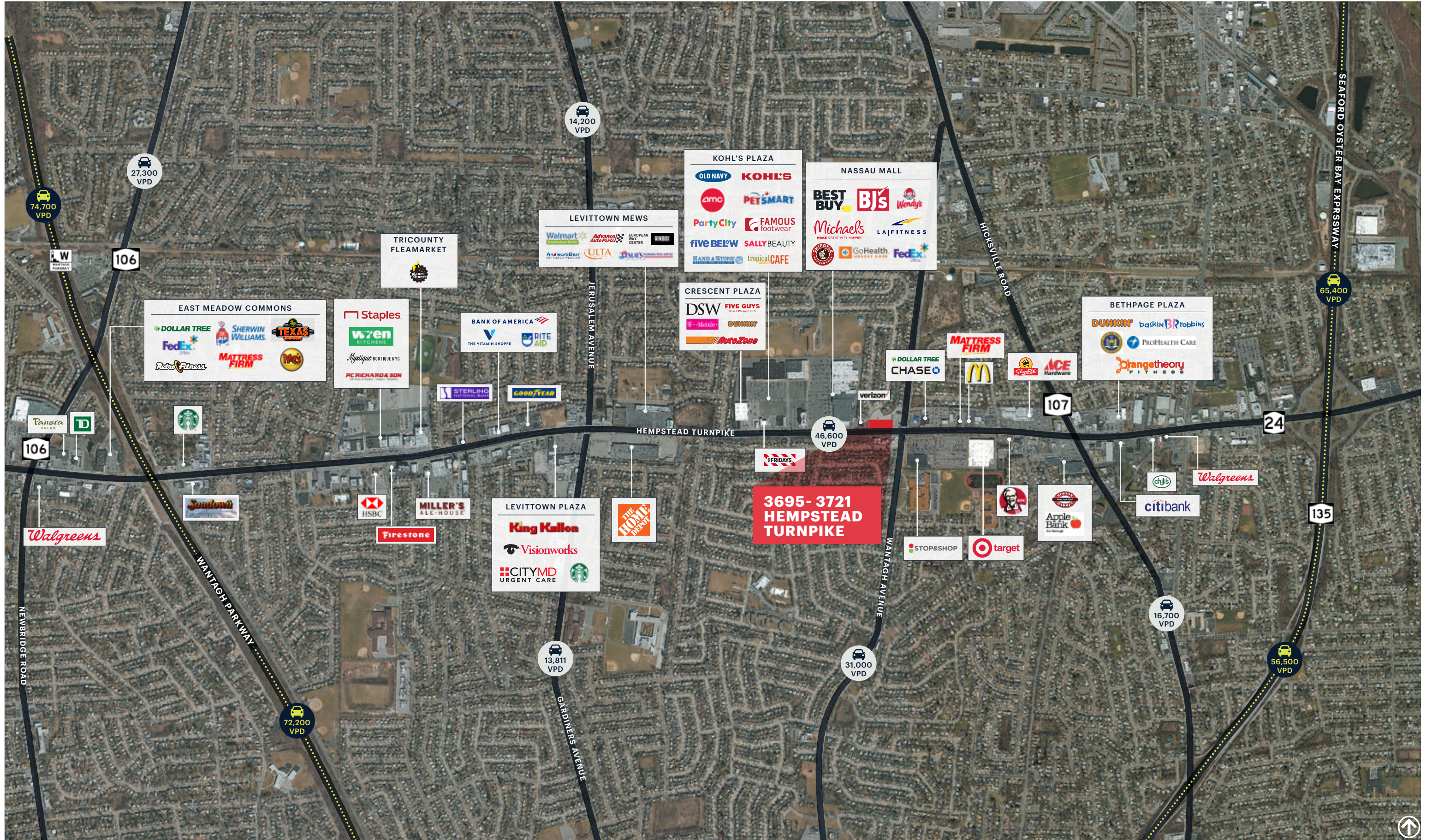
Please visit us at [ripcony.com](http://ripcony.com) for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

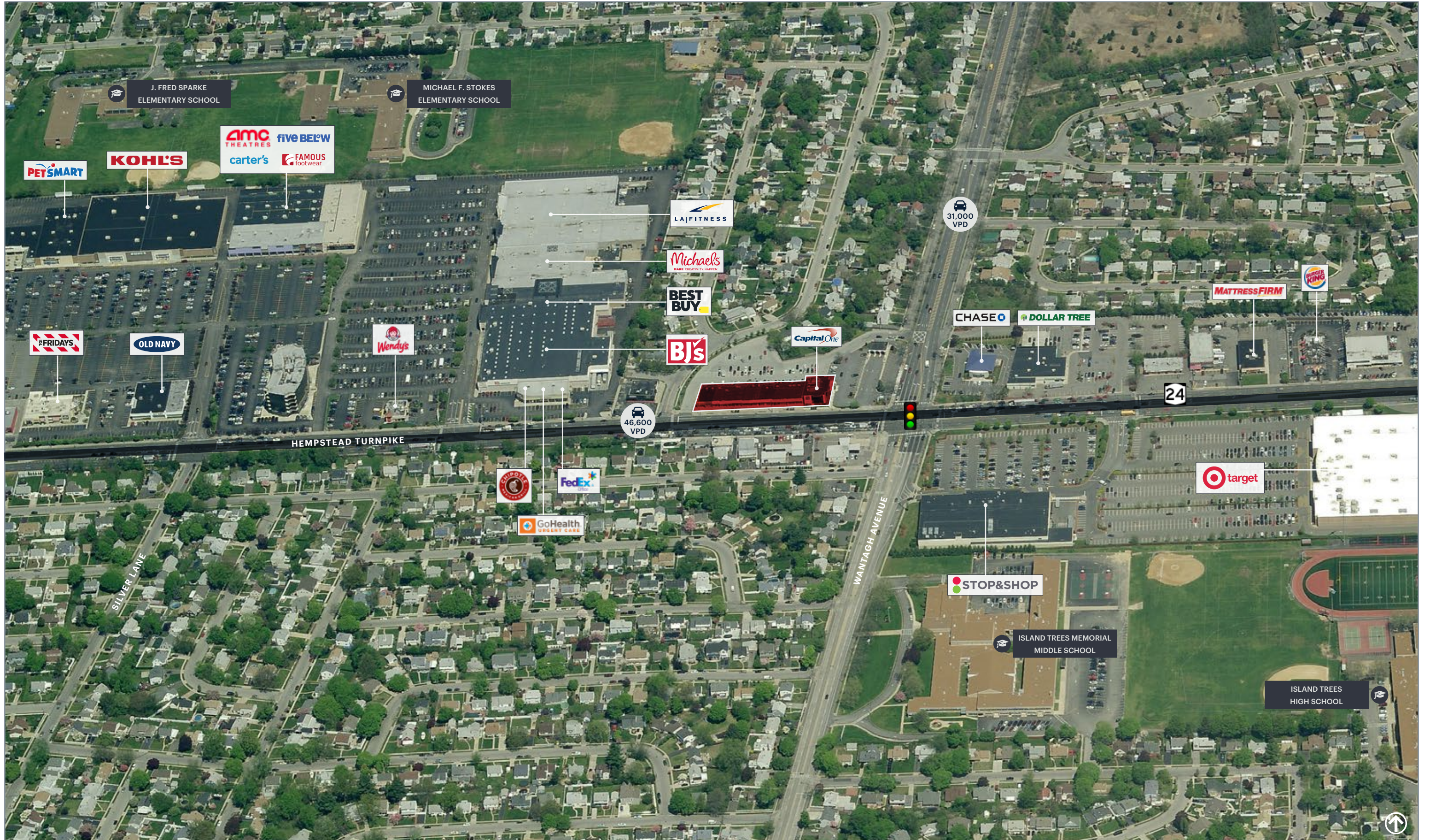
**CLOSE-UP AERIAL**



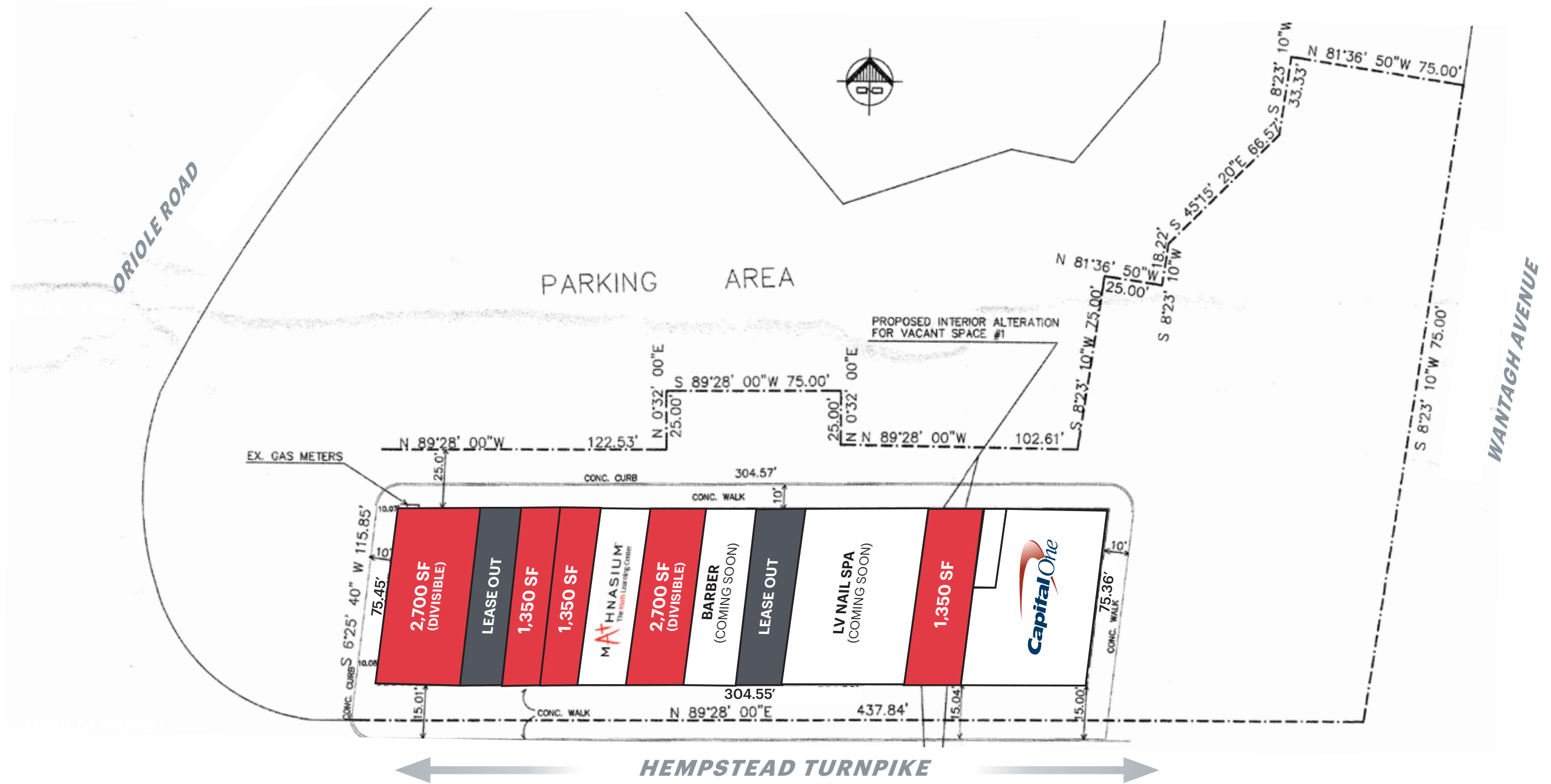
# MARKET AERIAL



# MID-LEVEL AERIAL



**SURVEY**



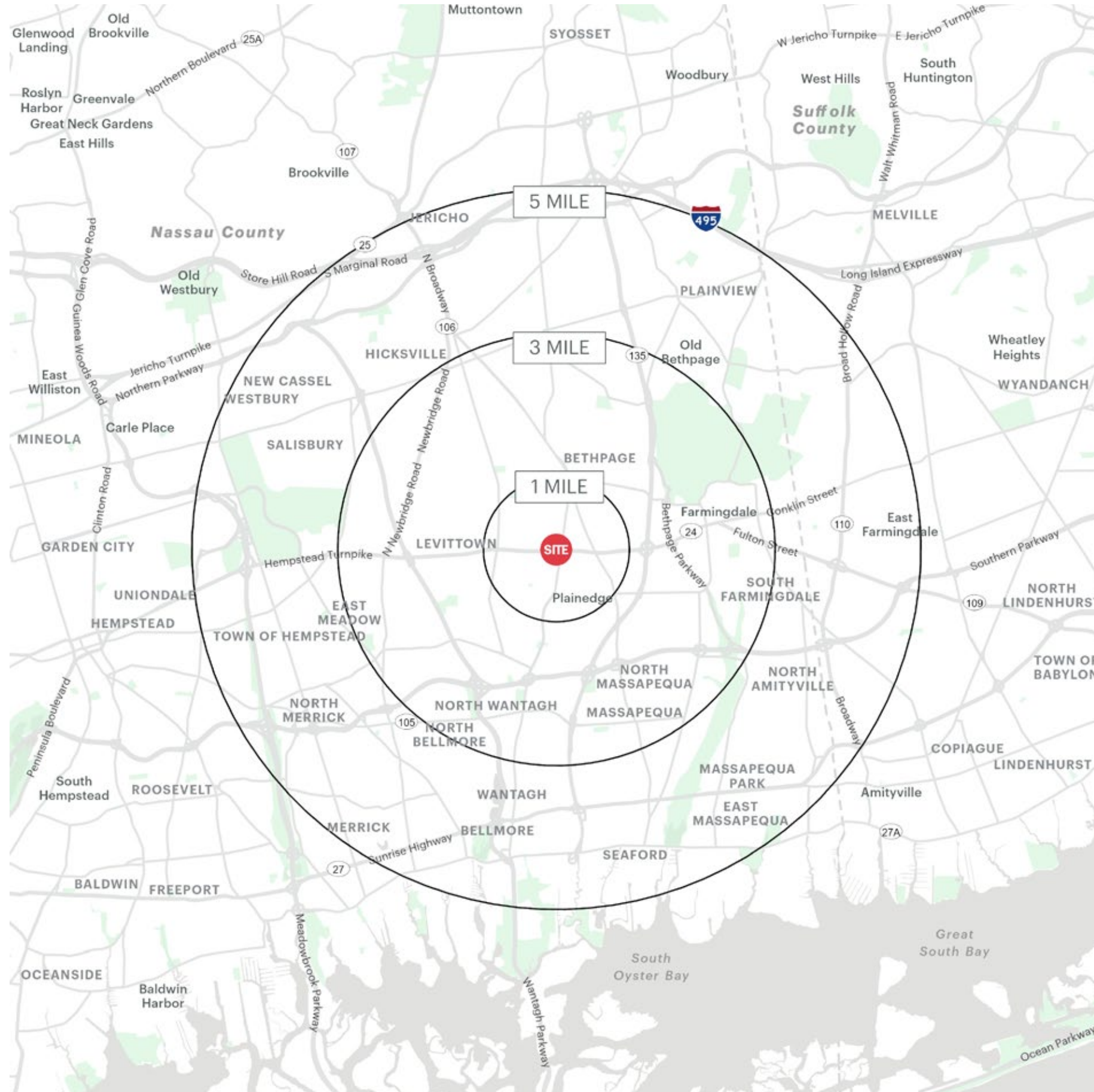
ARTIST'S RENDERING FRONT OF PROPERTY



**PROPERTY PHOTOS**



# AREA DEMOGRAPHICS



3695 - 3721 HEMSPTAD TURNPIKE LEVITTOWN, NEW YORK

## 1 MILE RADIUS

### POPULATION

22,815

### HOUSEHOLDS

7,450

### AVERAGE HOUSEHOLD INCOME

\$164,359

### MEDIAN HOUSEHOLD INCOME

\$129,261

### COLLEGE GRADUATES (Bachelor's +)

6,305 - 37.0%

### TOTAL BUSINESSES

622

### TOTAL EMPLOYEES

7,025

### DAYTIME POPULATION (w/ 16 yr +)

17,506

## 3 MILE RADIUS

### POPULATION

177,720

### HOUSEHOLDS

58,531

### AVERAGE HOUSEHOLD INCOME

\$164,169

### MEDIAN HOUSEHOLD INCOME

\$130,218

### COLLEGE GRADUATES (Bachelor's +)

58,215 - 44.0%

### TOTAL BUSINESSES

5,145

### TOTAL EMPLOYEES

48,598

### DAYTIME POPULATION (w/ 16 yr +)

131,463

## 5 MILE RADIUS

### POPULATION

442,728

### HOUSEHOLDS

143,661

### AVERAGE HOUSEHOLD INCOME

\$172,291

### MEDIAN HOUSEHOLD INCOME

\$133,316

### COLLEGE GRADUATES (Bachelor's +)

152,009 - 47.0%

### TOTAL BUSINESSES

17,892

### TOTAL EMPLOYEES

188,872

### DAYTIME POPULATION (w/ 16 yr +)

402,537

# AREA DEMOGRAPHICS

