



2350 JERUSALEM AVENUE

North Bellmore, NY, 11710 | Nassau County

NEWLY RENOVATED BUILDING IN
HIGHLY VISIBLE LOCATION

AVAILABLE FOR SALE OR LEASE
ASKING PRICE \$999,000

RIPCO
INVESTMENT SALES

PROPERTY OVERVIEW

RIPCO Real Estate has been retained on an exclusive basis to arrange for the sale of **2350 Jerusalem Avenue** in North Bellmore, NY (the ‘Property’).

The subject property is located at the corner of Jerusalem Avenue and Hamilton Road, just south of the Southern State Parkway, offering investors or end-users a unique opportunity to acquire a highly visible, newly renovated building in a prime location.

The property underwent a full gut renovation in 2019, including upgrades to the roof, mechanical systems, refrigeration, electrical, paving, windows and doors, providing a turnkey solution for a variety of uses.

Featuring four curb cuts — two on Jerusalem Avenue and two on Hamilton Road — the property offers excellent access and exposure in a desirable trade area.

It is situated directly across from Nassau BOCES Children's Readiness School with more than 18,555 vehicles passing the site per day.

The property also benefits from strong demographics, with over 510,000 residents in a 5-mile radius and median household income exceeding \$162,000 in a 1-mile radius.

Ideal opportunity for an owner-user seeking a location in a high-demand market with potential for a range of uses including quick-serve restaurants, coffee shops, florists and more.

PROPERTY SUMMARY

THE OFFERING

Property Address	2350 Jerusalem Avenue
Neighborhood	North Bellmore
County	Nassau
Municipality	Town of Hempstead
Location	Located on the southwest corner of Jerusalem Avenue and Hamilton Road
Section / Block / Lot	56 / 109 / 65
Property Type	Retail

PROPERTY INFORMATION

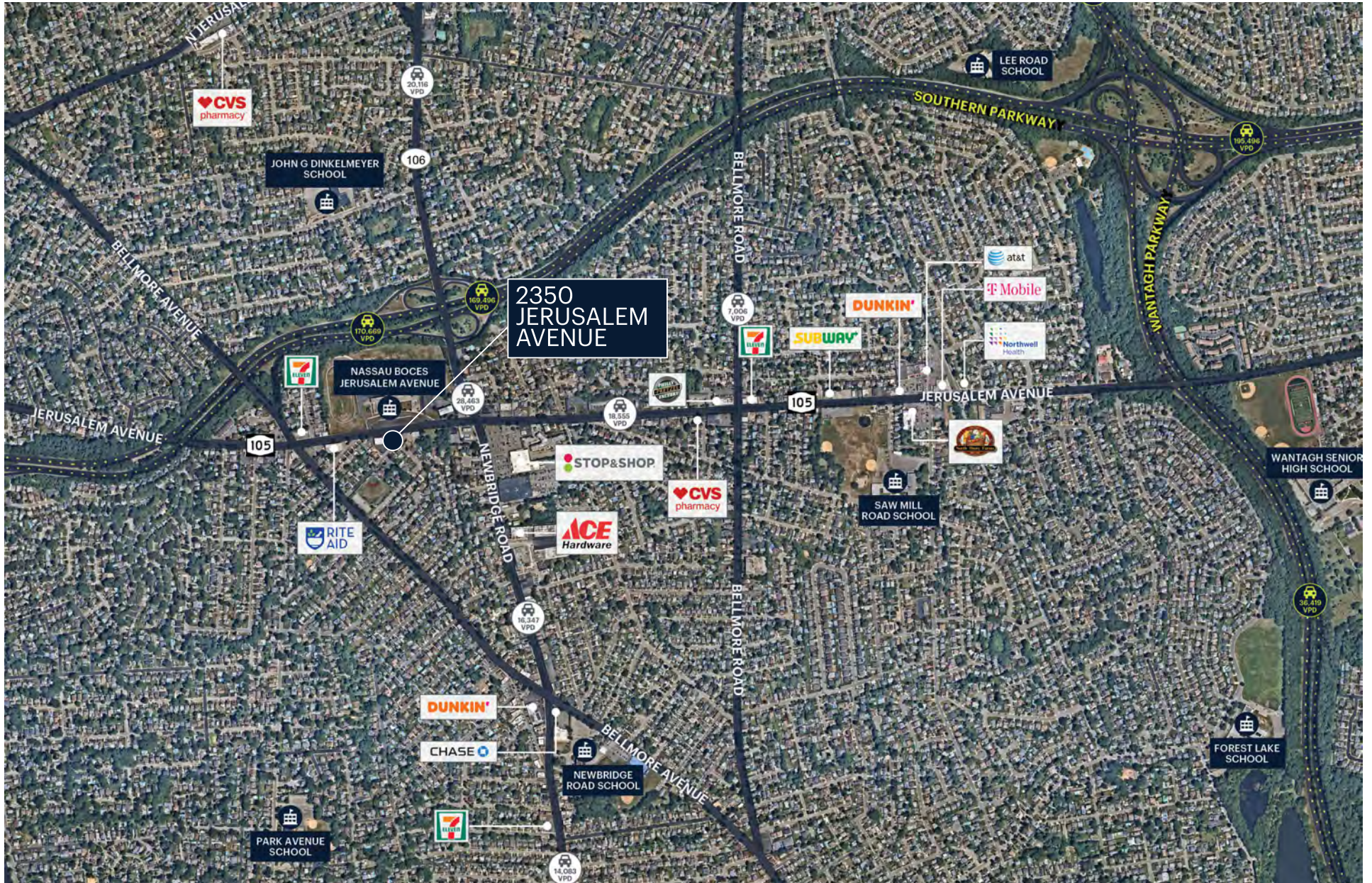
Lot Sq. Ft.	9,520 SF (approx.)
Lot Frontage	170 FT (approx.)
Building Sq. Ft.	790 SF (approx.)
Parking	4 spaces
Stories	1
Year Built / Last Altered	1963 / 2019

ZONING & TAX INFORMATION

Zoning	Business X
Total Property Taxes	\$15,284

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FOR SALE

RETAIL AERIAL



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PROPERTY PHOTOS



AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
Population	24,185	207,600	510,041
Number of Households	7,864	63,658	156,989
Average Household Income	\$212,173	\$186,751	\$177,813
Median Household Income	\$162,415	\$142,732	\$134,220
College Graduates	9,432 54.0%	64,231 44.0%	149,281 42.0%
Total Businesses	553	6,371	17,144
Total Employees	5,177	60,438	176,348
Daytime Population	16,978	161,245	425,451

CONTACT EXCLUSIVE AGENT

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