

OFFERING MEMORANDUM



158 MAIN ST, HEMPSTEAD, NY 11550

RARE FIND HEMPSTEAD SHOPPING CENTER INCOME PRODUCING PROPERTY

FOR SALE

INVESTMENT HIGHLIGHTS

OFFERED AT
\$5,580,000

- 22,753 SF RETAIL STRIP WITH ELEVEN STORES - ONLY ONE STORE VACANT
- MINIMAL MANAGEMENT RETAIL ASSET - ALL LONG-TERM TENANT THAT HAS BEEN HERE FOR 10 YEARS +
- HEAVY FOOT TRAFFIC LOCATION - NEXT TO THE LARGE PARKING LOT AND LIRR STATION

*All info deemed reliable but is NOT guaranteed accurate.
Buyers are responsible for verifying the accuracy of all information themselves.



BARBIE LI **B2** | COMMERCIAL
REAL ESTATE TEAM DIVISION

EXCLUSIVE LISTING AGENT

Li (Barbie) Li
Licensed R.E. Broker

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T: (718)939.8388 136-20 38th Ave 3E, Flushing NY 11354

PROPERTY INFO

11	22,753
TOTAL UNITS	TOTAL SQFT
±\$245	18,150
PRICE / SF	LOT SIZE
6.3%	\$172,000
PROJECTED CAP RATE	R.E TAXES

THE OFFERING



Now is the time to invest in this prime retail investment property at 158 Main Street, Hempstead, NY. Located in the heart of Hempstead, it boasts a 22,753 square-foot retail strip that offers eleven stores, with only one store vacant, ensuring consistent rental income. What sets this property apart is its minimal management requirements, making it an excellent choice for both seasoned and novice investors. Situated in a high-traffic location next to a large parking lot and the Hempstead LIRR station, this investment promises visibility and convenience, making it a lucrative opportunity in the bustling NYC retail market. Don't miss your chance to secure your financial future with this straightforward and low-maintenance retail asset. Contact us now to schedule a viewing and seize this opportunity at 158 Main St, Hempstead, NY 11550. Start reaping the benefits of this thriving retail investment, your path to Real Estate success begins here!

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PROPERTY INCOME

TENANT	LEASE	RENT/M* (Rent Include R.E Tax)	Each Tenant R.E Tax Portion	RENT/Y*
Church	4/ 2032	\$4,544	10%	\$54,528
Convenience Store	4/2032	\$3,607	6%	\$43,284
Village Deli	1/ 2033	\$5,262	10%	\$63,144
Boost Mobile	1/2025	\$2,683	10%	\$32,196
Kennedy Fried Chicken	4/2032	\$4,160	6%	\$49,920
Los Amigos Grocery	7/2029	\$9,531	24%	\$114,372
Check Cashing	4/2032	\$5,356	12%	\$64,272
Furniture Store	4/2032	\$4,000	3%	\$48,000
Back Store	1/2026	\$1,400		\$16,800
2nd Floor Office	7/2026	\$1,379		\$16,548
Storage		\$500		\$6,000
Vacant Store	Projected Rent	\$4,000		\$48,000
Current Total Income				\$509,064
Projected Total Income				\$557,064

PROPERTY EXPENSE**

RE TAX	\$172,000 (81% Tenant Pay)
INSURANCE	\$23,000
SPRINKER	\$2,600
MISC	\$6,000
TOTAL OPERATING EXPENSE	\$203,600

Net Operating Income (Current) **\$305,464**

Net Operating Income (Projected) **\$353,464**

CAP 6.3%

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