

236-242 Fulton Ave | Hempstead, NY 11550  
Fulton Corner

\$4,650,000 | 8% CAP



📍 125 Newtown Rd, Suite 300  
Plainview, NY 11803  
☎ (516) 864.8000  
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# INVESTMENT SUMMARY

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Tenant Name	Sq Ft	\$/Sq.Ft.	Annual Rent	Lease End
<b><u>Retail 1st Floor</u></b>				
Zoni Language Center	3,405	\$24.76	\$84,312	M-M
HF Management Services	2,500	\$38.29	\$95,718	2/28/30
Family and Children's Services	2,160	\$25.80	\$55,729	4/30/29
Money Transfer & Exchange	1,375	\$41.25	\$56,726	12/31/26
Gem & Pawn Shop	1,330	\$33.03	\$43,933	4/31/31
Caring Professionals	1,207	\$48.98	\$59,122	2/28/33
<b><u>2nd Floor</u></b>				
Cielos, Abiertos Iglesia	1,200	\$29.00	\$34,800	3/31/29
All Over Properties Corp	760	\$28.75	\$21,848	3/31/29
EMA Training Consulting	600	\$20.00	\$12,000	M-M
Future Nail Salon	500	\$33.60	\$16,800	4/30/28
Pastor Israel	413	\$17.43	\$7,200	11/14/27
Allen Kromholtz	400	\$27.86	\$11,144	1/31/27
Same Day CPR Med	350	\$17.14	\$6,000	7/31/29
American IT	300	\$30.00	\$9,000	5/31/27
Kevin Kessler	280	\$22.50	\$6,300	4/30/27
Hugo Campos Retamozo	260	\$38.16	\$9,923	3/31/29
Blue Diamond Logistics	250	\$45.74	\$11,436	4/30/28
Legal Office Salvadorian	240	\$48.23	\$11,576	2/28/27
Compassion Home Care	215	\$50.23	\$10,800	3/31/29
Eye Brow Threading	200	\$36.00	\$7,200	2/28/29
Sky Osman Muzamil	200	\$36.00	\$7,200	7/31/28
Fast Track Home Funding	200	\$33.00	\$6,600	3/26/29
Roberto Riascos	182	\$38.16	\$6,946	3/31/29
K. Moss Law Office	175	\$52.92	\$9,261	3/31/27
Hasan Ali	168	\$35.71	\$6,000	9/14/27
Facility Professionals	144	\$41.67	\$6,000	3/31/28
Karim Restaurant Corp	138	\$58.72	\$8,104	5/31/27
Heating & AC Office	125	\$31.75	\$3,969	2/29/28
VACANT	0	-	\$0	-
<b>19,277</b>			<b>\$625,646</b>	

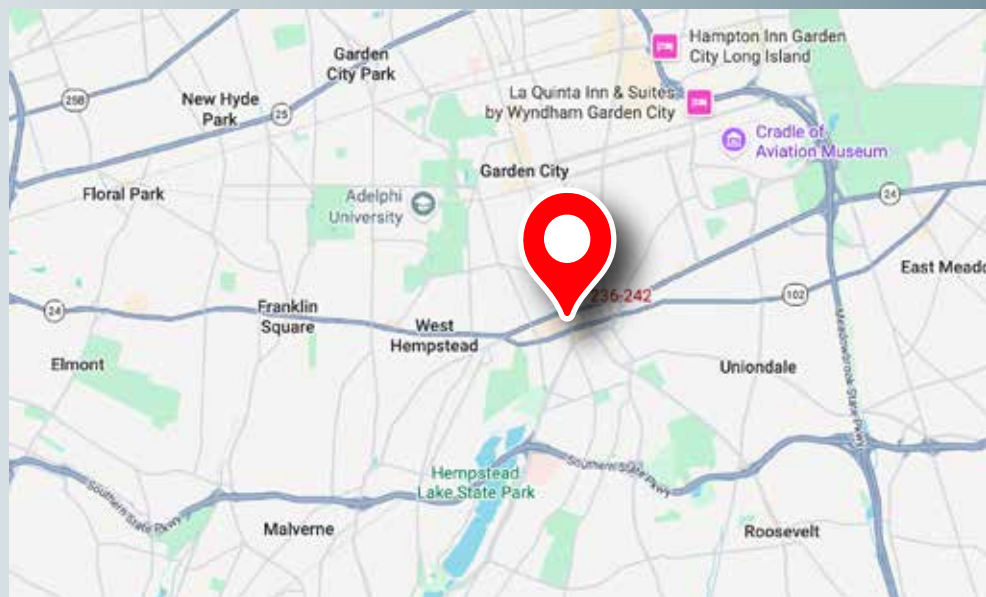


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Expense Category	Annual Cost
Real Estate Taxes	\$151,344
Insurance	\$28,512
Electric	\$22,270
Gas	\$13,734
Additional Utilities	\$2,109
Cleaning / Janitorial	\$16,799
Repairs and Maintenance	\$5,300
Elevator Maintenance	\$3,120
Sprinkler System	\$1,984
Parking Permits	\$5,760
Internet	\$2,976
<b>Total</b>	<b>\$253,908</b>

<b>Total Rental Income</b>	<b>\$625,646</b>
<b>Net Operating Income (NOI)</b>	<b>\$371,738</b>
<b>Total Occupied Sq Ft</b>	<b>19,277</b>



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### ■ Prime Corner Asset in the Heart of Hempstead

Positioned on one of Nassau County's primary commercial corridors, Fulton Corner benefits from exceptional visibility, strong vehicular and pedestrian traffic, and direct access to sought-after municipal parking — making it one of the most accessible and recognizable addresses in the market.

### ■ Government, Institutional & Professional Hub

A short walk from the Town of Hempstead Court and surrounding governmental buildings, the property is a natural home for attorneys, legal professionals, and government-related offices — many of whom are already tenants. The building also hosts a hospital organization, NYS agencies, and businesses across a wide range of industries, creating a diverse and stable tenant base.

### ■ Transit-Oriented & High-Demand Location

Minutes from the Hempstead LIRR station and close to Long Island's leading universities and hospitals, the property benefits from consistent commuter traffic and long-term institutional demand that supports tenant retention and leasing activity.

### ■ Stabilized Cash Flow in a Growing Submarket

The asset delivers consistent in-place income from a diverse mix of retail and office tenants, minimizing vacancy risk and providing a reliable revenue stream. As Hempstead continues to attract new residential development, infrastructure investment, and increased retail activity, the property is well-positioned to benefit from rising rents and sustained long-term demand.



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Municipal  
Parking



FULTON AVE - 26,125 VPD

N FRANKLIN ST - 24,071 VPD



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# NEIGHBORHOOD AERIAL

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# DEMOGRAPHICS

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POPULATION:	1 MILE	3 MILE	5 MILE
2020 POPULATION	46,467	223,991	633,679
2025 POPULATION	46,450	222,440	620,971
2030 POPULATION PROJECTION	46,456	222,134	618,185
ANNUAL GROWTH 2020-2025	0%	-0.10%	-0.40%
ANNUAL GROWTH 2025-2030	0%	0%	-0.10%

WHITE	6,112	83,079	266,455
BLACK	15,367	57,137	113,267
AMERICAN INDIAN/ALASKAN NATIVE	207	607	1,415
ASIAN	1,080	12,785	78,780
HAWAIIAN & PACIFIC ISLANDER	8	38	65
TWO OR MORE RACES	23,675	68,794	160,988
HISPANIC ORIGIN	24,477	67,729	155,097

2020 HOUSEHOLDS	13,546	66,747	198,883
2025 HOUSEHOLDS	13,511	66,404	194,556
2030 HOUSEHOLD PROJECTION	13,510	66,349	193,630
ANNUAL GROWTH 2020-2025	0.20%	0.10%	-0.10%
ANNUAL GROWTH 2025-2030	0%	0%	-0.10%
OWNER OCCUPIED HOUSEHOLDS	4,669	45,934	146,418
RENTER OCCUPIED HOUSEHOLDS	8,840	20,415	47,211
AVG HOUSEHOLD INCOME	\$103,538	\$153,610	\$159,415
MEDIAN HOUSEHOLD INCOME	\$69,391	\$127,986	\$134,452



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# PROPERTY PHOTO

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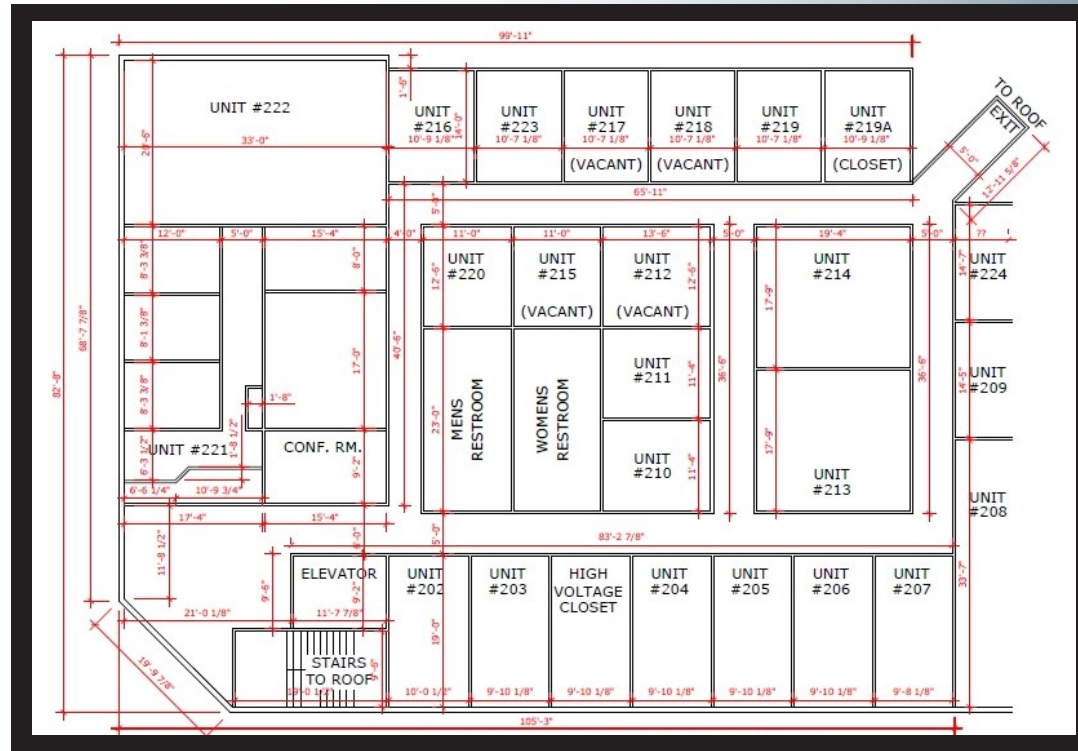
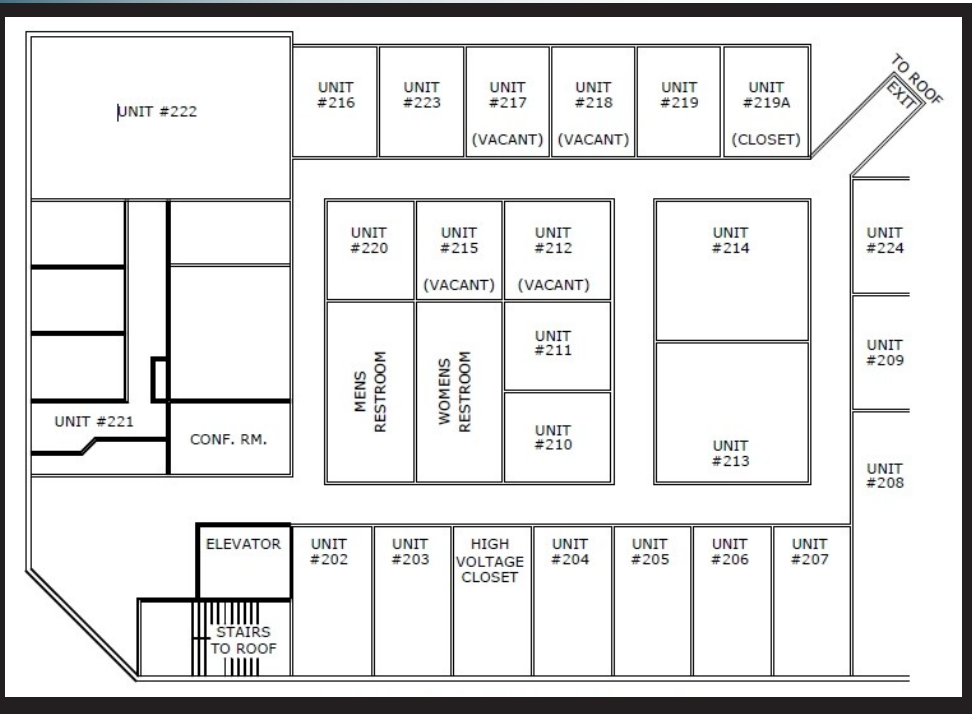
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# FLOOR PLAN

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## HEMPSTEAD | NEW YORK

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The Town of Hempstead is one of the three towns in Nassau County, New York, United States, occupying the southwestern part of the county, in the western half of Long Island. Twenty-two incorporated villages (one of which is named Hempstead) are completely or partially within the town. The town's combined population was 759,757 at the 2010 census, which is the majority of the population of the county and by far the largest of any town in New York.

If Hempstead were to be incorporated as a city, it would be the second-largest city in New York, behind New York City; it is more than three times the size of Buffalo, which has long been the state's second-largest city. It would be the 18th-largest city in the country, behind Charlotte, North Carolina and ahead of Seattle, Washington. Hempstead is also the most populous municipality in the New York metropolitan area outside New York City. Hofstra University's main campus is located in Hempstead.



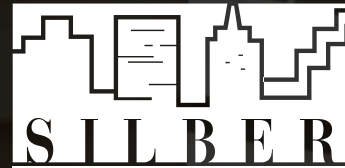
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FOR MORE INFORMATION



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