

996 Hempstead Tpke | Franklin Square, NY 11020

\$2,750,000

**DELIVERED
VACANT**



📍 | 125 Newtown Rd, Suite 300
Plainview, NY 11803

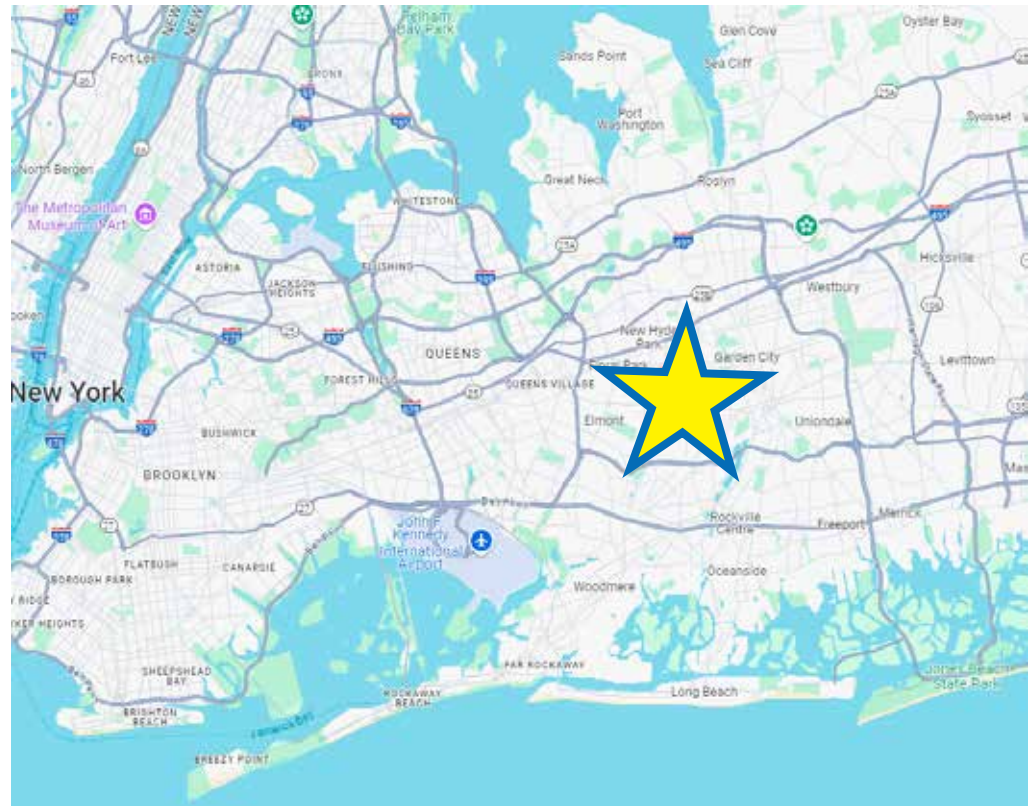
📍 | 875 Prospect St, Suite 222
La Jolla, CA 92037

📞 | (516) 864.8000

🌐 | www.SilberProperties.com

Financial Info

| | |
|--------------------|--|
| Possession | 3 Months |
| Current Use | Taco Bell with drive-thru |
| Location | 250' W of New Hyde Park Rd |
| Building Size (SF) | 2,048 |
| Parking | 20 vehicles on site plus large municipal |
| Lot Size | .34 acre |
| Lot Dimensions | 150' (Frontage) x 100' (Depth) |
| Stories | 1 |
| Municipality | Town of Hempstead |
| Section/Block/Lot | 33-395-167 |
| Zoning | Business |
| Annual Taxes | \$39,305 |
| Price | \$2,750,000 |



Highlights

- Over 30K vehicles per day
- Taco Bell's lease expires in 1 year
- Located immediately in front of a large municipal parking lot
- Excellent location in the heart of Franklin Square

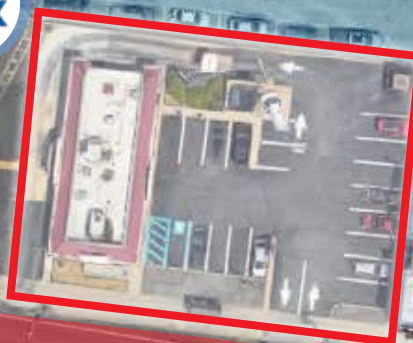
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PROPERTY AERIAL

Municipal
Parking

New Hyde Park Rd - 14,338 VPD

Hempstead Tpke - 30,973 VPD



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NEIGHBORHOOD AERIAL

Plattduetsche
Retirement
Residence

Plattduetsche
Park



Franklin
Funeral
Home



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Hempstead Tpke - 30,973 VPD



Information shown is Reported to Be From Reliable Sources. No Representation is Made to The Accuracy Thereof And Is Submitted Subject To Change In Price, Condition, Errors, Prior Sale Or Withdrawal Without Notice.

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| POPULATION: | 1 MILE | 2 MILE | 3 MILE |
|----------------------------|--------|---------|---------|
| 2010 POPULATION | 31,177 | 105,265 | 241,206 |
| 2023 POPULATION | 32,342 | 108,666 | 248,716 |
| 2028 POPULATION PROJECTION | 35,763 | 117,534 | 262,59 |
| ANNUAL GROWTH 2010-2023 | -2.40% | -1.90% | -1.30% |
| ANNUAL GROWTH 2023-2028 | -0.70% | -0.60% | -0.60% |

2020 POPULATION BY RACE:

| | | | |
|--------------------------------|--------|--------|--------|
| WHITE | 19,222 | 57,884 | 99,548 |
| BLACK | 2,341 | 15,551 | 53,286 |
| AMERICAN INDIAN/ALASKAN NATIVE | 152 | 406 | 968 |
| ASIAN | 4,415 | 15,061 | 44,299 |
| HAWAIIAN & PACIFIC ISLANDER | 8 | 28 | 105 |
| TWO OR MORE RACES | 6,204 | 19,736 | 50,510 |
| HISPANIC ORIGIN | 6,221 | 18,675 | 46,937 |

HOUSEHOLDS:

| | | | |
|----------------------------|-----------|-----------|-----------|
| 2010 HOUSEHOLDS | 11,337 | 37,026 | 82,511 |
| 2023 HOUSEHOLDS | 10,218 | 34,120 | 77,863 |
| 2028 HOUSEHOLD PROJECTION | 9,840 | 33,017 | 75,427 |
| ANNUAL GROWTH 2010-2023 | -0.80% | -0.70% | -0.50% |
| ANNUAL GROWTH 2023-2028 | -0.70% | -0.60% | -0.60% |
| OWNER OCCUPIED HOUSEHOLDS | 7,977 | 27,273 | 58,609 |
| RENTER OCCUPIED HOUSEHOLDS | 1,863 | 5,745 | 16,818 |
| AVG HOUSEHOLD INCOME | \$145,095 | \$155,778 | \$147,972 |
| MEDIAN HOUSEHOLD INCOME | \$119,634 | \$129,863 | \$121,349 |

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PROPERTY PHOTOS





FRANKLIN
SQUARE

Franklin Square, NY

Franklin Square is a hamlet in the Town of Hempstead in Nassau County, on Long Island, New York, United States. The population was 30,903 at the time of the 2020 census. The 2.9 square-mile suburb is an active community with a strong local business core and some of the most acclaimed restaurants in Nassau County.



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FOR MORE INFORMATION

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