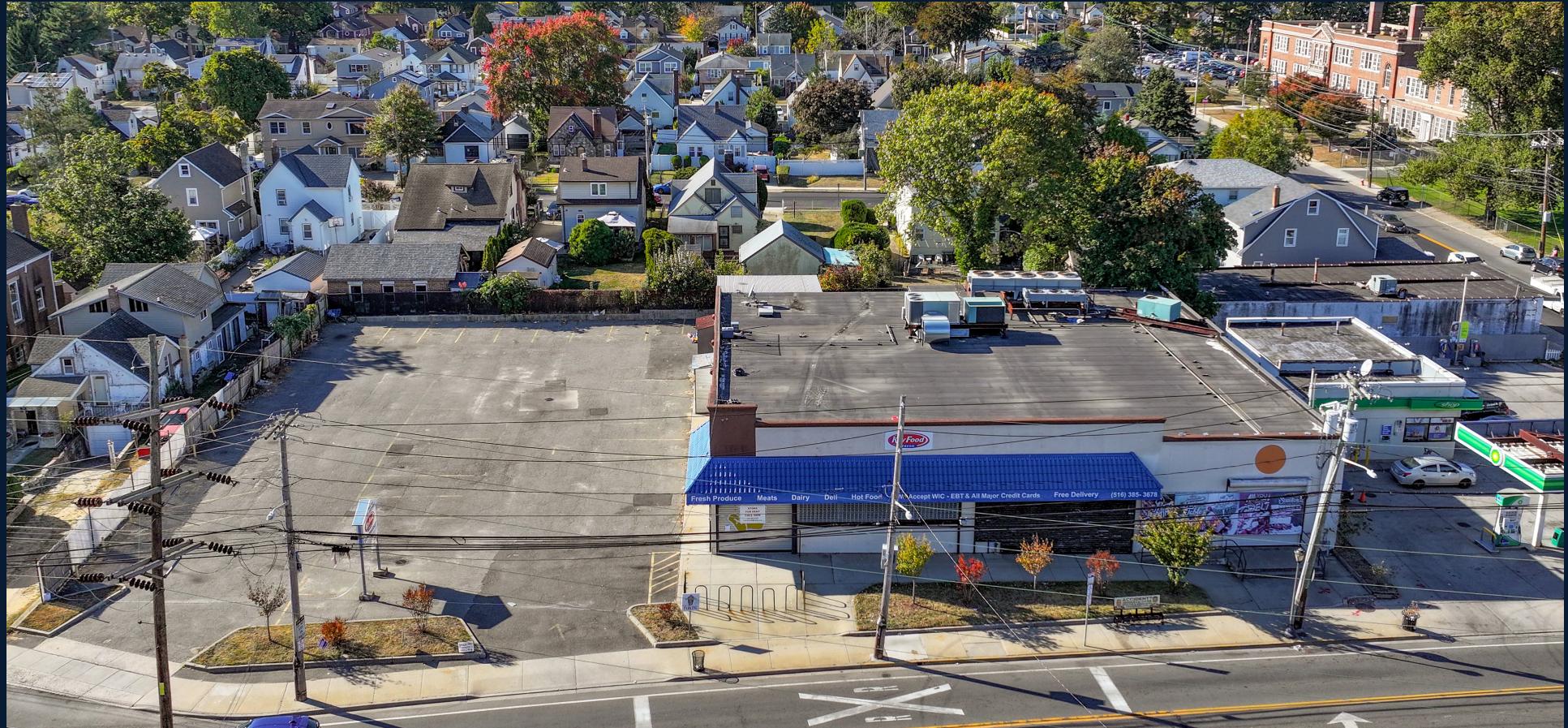


FOR SALE  
ASKING PRICE \$2,600,000

# 700 WOODFIELD ROAD

West Hempstead, NY 11552 | **Long Island**

PRICE  
REDUCTION



STAND-ALONE 10K SF RETAIL BUILDING PLUS  
FULL BASEMENT WITH PARKING ON .75 ACRE LOT

**RIPCO**  
INVESTMENT SALES

## INVESTMENT HIGHLIGHTS

#1

### Stand-Alone Building With On-Site Parking

Previously operated as a supermarket with 10,000 SF on ground floor and 10,000 SF in the basement with several walk-in refrigerators and freezers.

#2

### Flexible Uses

The building dimensions are 100' x 100' with ~13 FT ceilings on a +32,000 SF lot allowing for a variety of uses or subdivision opportunities.

#3

### Tremendous Exposure

163 feet of frontage on Woodfield Rd just south of Eagle Ave directly across from the Lakeview Long Island Railroad Station

#4

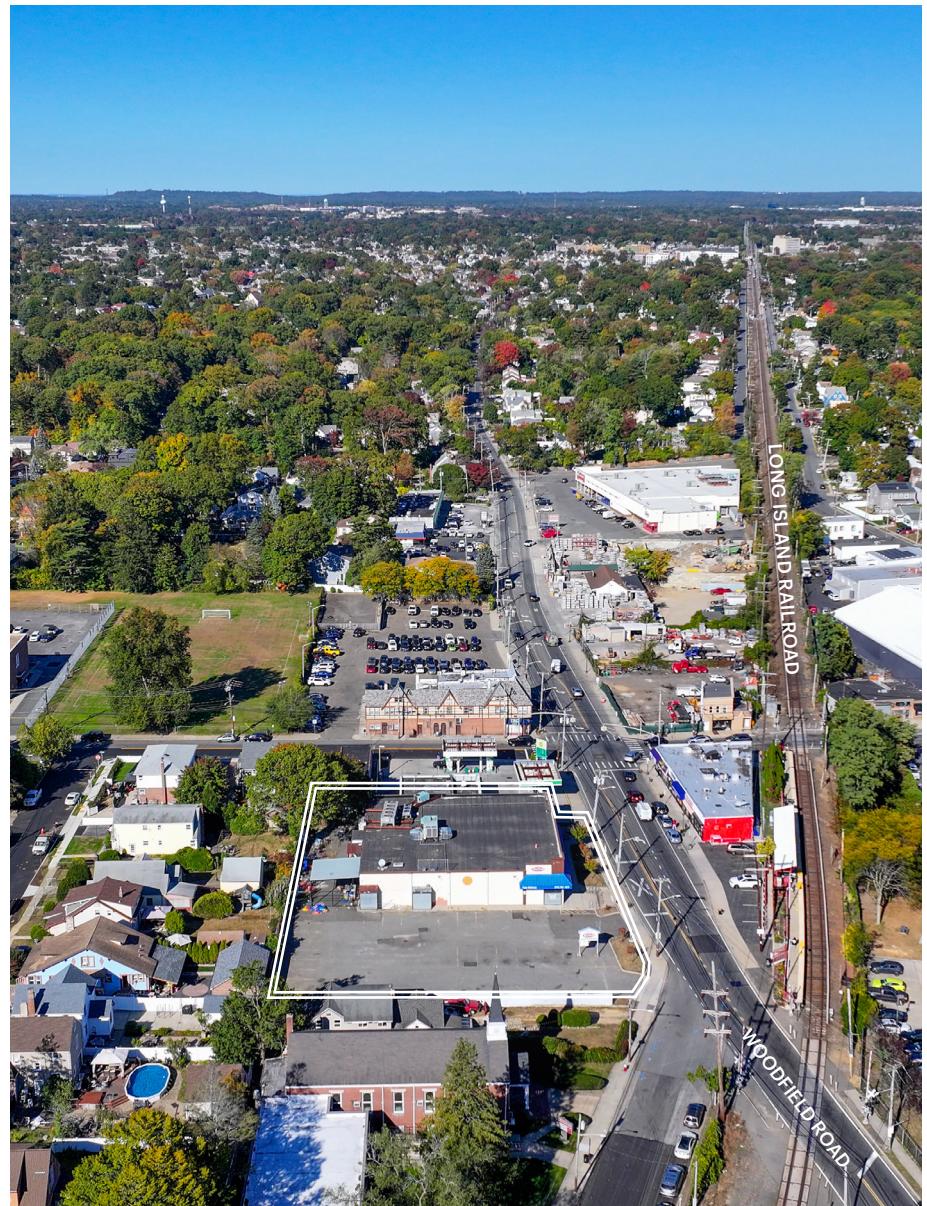
### Easy Accessibility to/from Major Thoroughfares

Situated just off Eagle Ave, 0.4 mi to Hempstead Ave, and 0.2 mi to the Southern State Expressway. Additionally, the Lakeview LIRR station is located directly across from the Property.

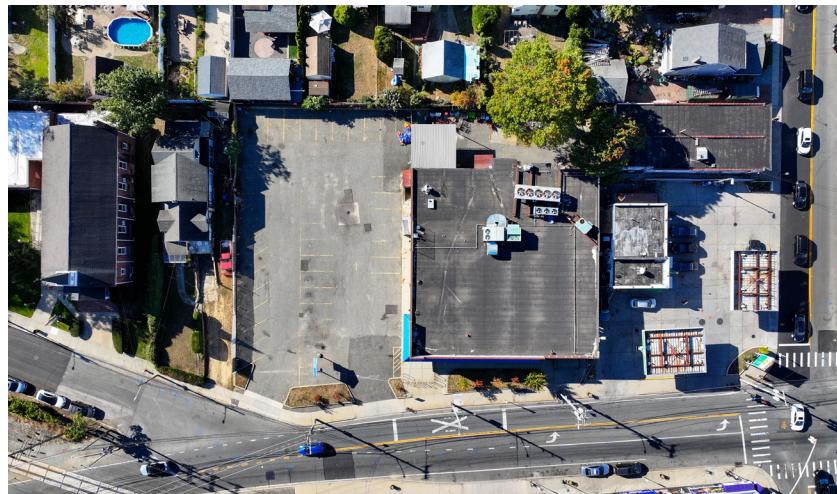
#5

### Strong Demographics & Population

Dense population surrounding the Property with over 262,439 residents within three miles, and an average income of +\$170,000.



## PROPERTY OVERVIEW



### PROPERTY SUMMARY

#### THE OFFERING

|              |  |
|--------------|--|
| Address      | 700 Woodfield Road,<br>West Hempstead, NY 11552                      |
| Location     | West side of Woodfield Road between<br>Eagle Avenue and Donlon Place |
| Section      | 35   |
| Block        | 436  |
| Lot          | 739  |
| Municipality | Town of Hempstead  |

#### PROPERTY INFORMATION

|                         |                          |
|-------------------------|--------------------------|
| Gross Lot SF            | 32,501                   |
| Lot Dimensions          | 163' x 167'              |
| Stories                 | 1                        |
| Above Grade Building SF | 10,000                   |
| Below Grade Building SF | 10,000                   |
| Building Dimensions     | 100' x 100'              |
| Property Type           | Retail                   |
| Zoning                  | Light Manufacturing (LM) |

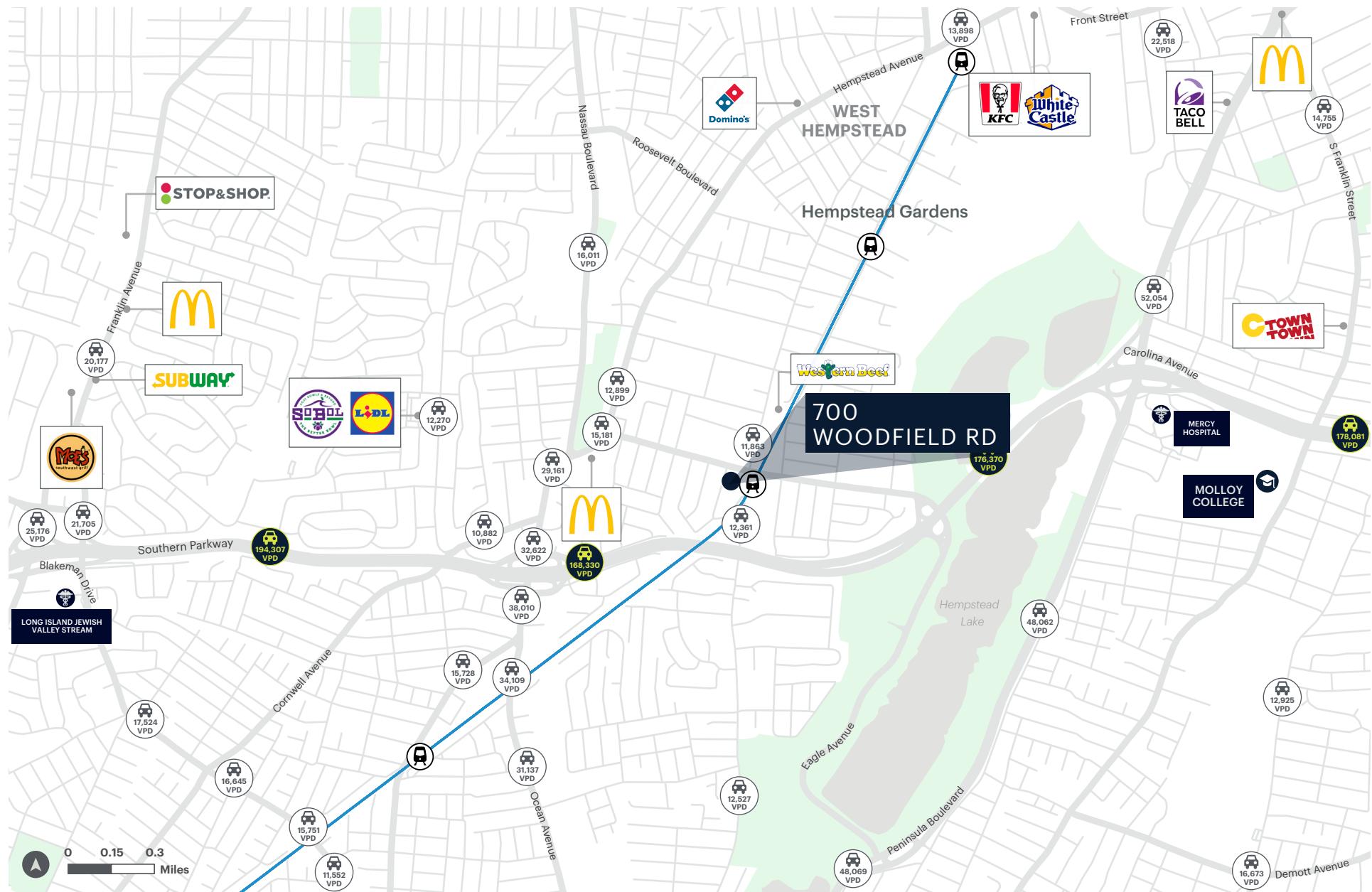
#### PROPERTY TAX INFORMATION

|                       |          |
|-----------------------|----------|
| School Taxes          | \$43,041 |
| General Taxes         | \$34,145 |
| Annual Property Taxes | \$77,186 |

\*The above measurements and data are approximations and should be independently verified.

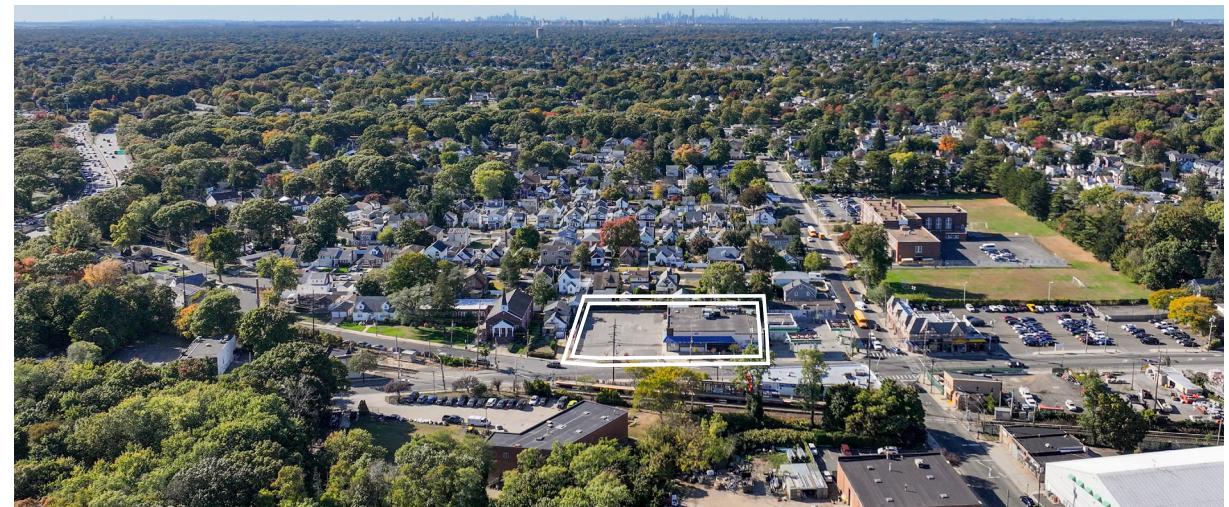
700 WOODFIELD ROAD  
FOR SALE

RETAIL MAP

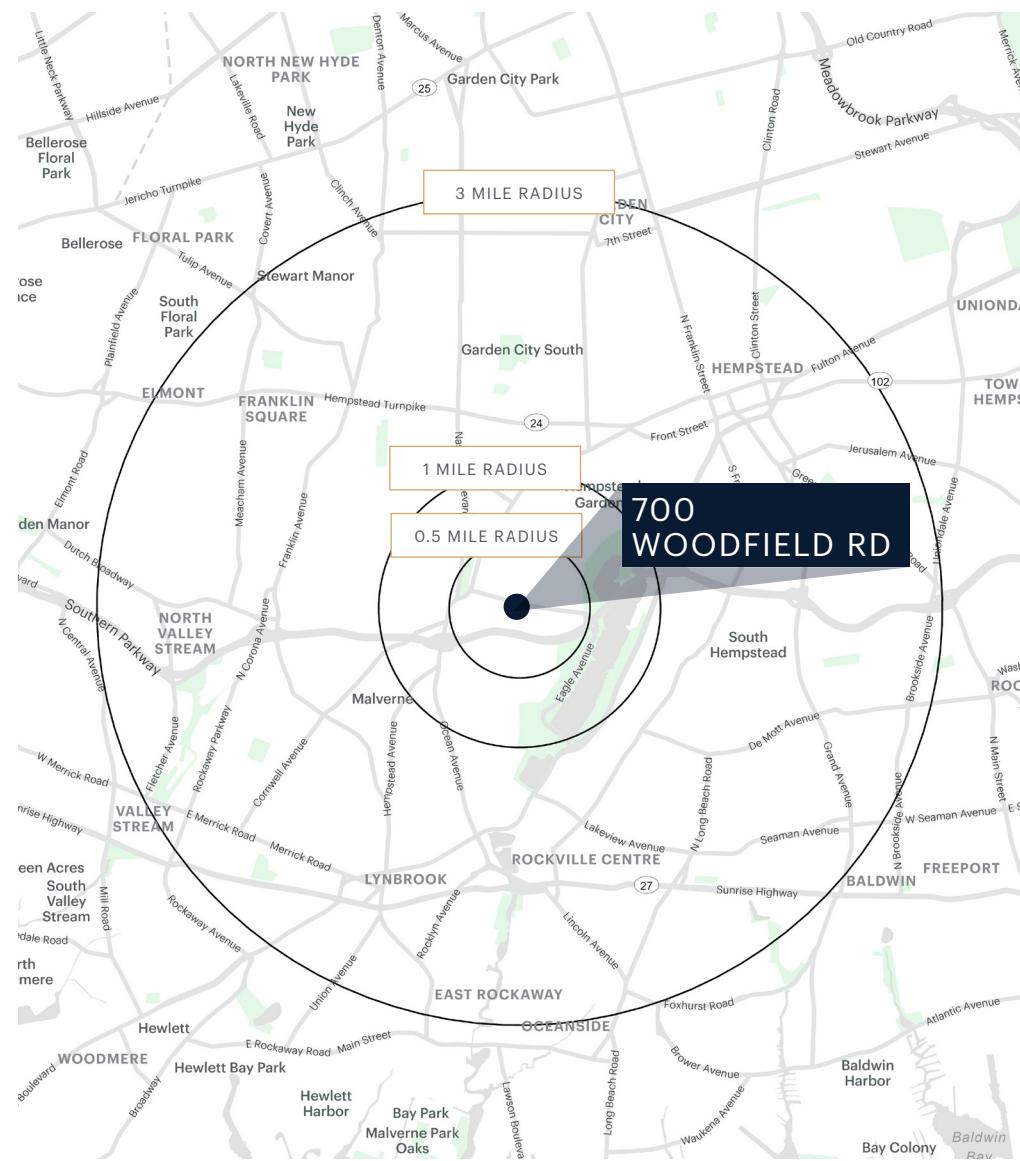


700 WOODFIELD ROAD  
FOR SALE

## PROPERTY PHOTOS



## AREA DEMOGRAPHICS



|                                 | 0.5 MILE  | 1 MILES   | 3 MILES   |
|---------------------------------|-----------|-----------|-----------|
| <b>POPULATION</b>               | 18,966    | 262,439   | 693,156   |
| <b>NUMBER OF HOUSEHOLDS</b>     | 5,712     | 82,566    | 217,110   |
| <b>AVERAGE HOUSEHOLD INCOME</b> | \$187,962 | \$170,524 | \$168,179 |
| <b>MEDIAN HOUSEHOLD INCOME</b>  | \$146,885 | \$126,459 | \$125,424 |
| <b>TOTAL BUSINESSES</b>         | 503       | 9,213     | 26,494    |
| <b>DAYTIME POPULATION</b>       | 12,836    | 210,472   | 599,469   |

# CONTACT EXCLUSIVE AGENTS

## FOR SALE INQUIRIES:

**STEPHEN R. PREUSS SR.**  
[srp@ripcony.com](mailto:srp@ripcony.com)  
718.663.2639

**KEVIN LOUIE**  
[klouie@ripcony.com](mailto:klouie@ripcony.com)  
718.663.2642

**ERIC DELAFRAZ**  
[edelafraz@ripcony.com](mailto:edelafraz@ripcony.com)  
718.663.2653

## FOR FINANCING INQUIRIES:

**ADAM HAKIM**  
[ahakim@ripcony.com](mailto:ahakim@ripcony.com)  
646.290.2011

**JAMES MURAD**  
[jmurad@ripcony.com](mailto:jmurad@ripcony.com)  
646.290.2012