

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

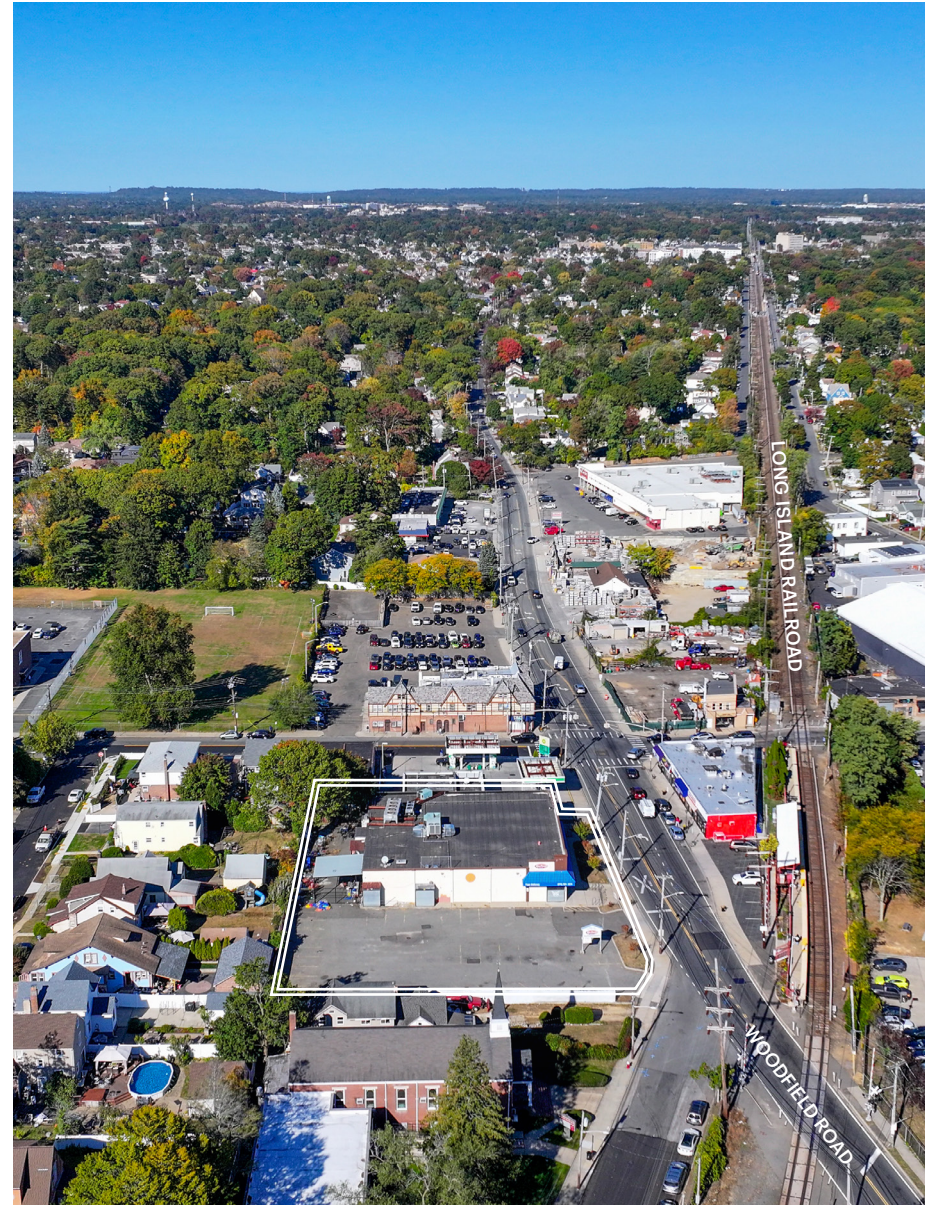
Easy Accessibility to/from Major Thoroughfares

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.

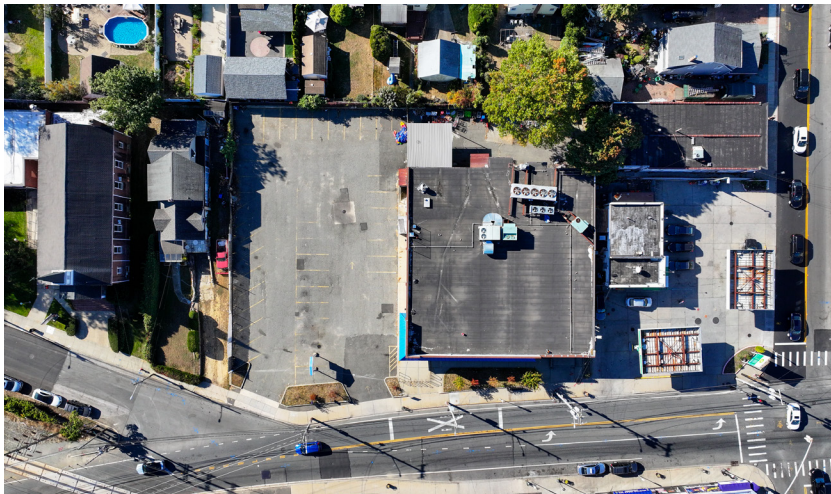
#5

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, West Hempstead, NY 11552
Location	West side of Woodfield Road between 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'

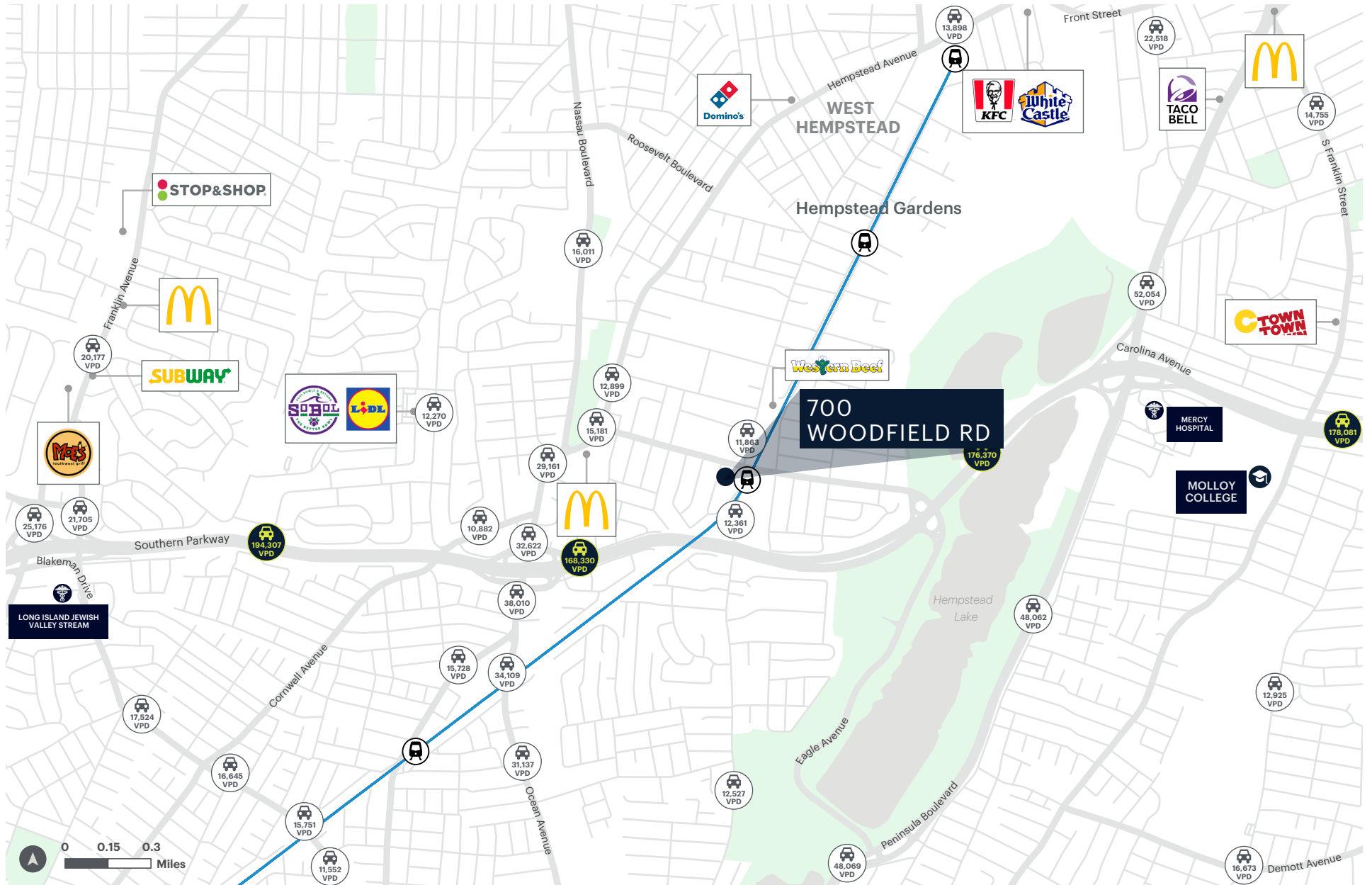
Property Type	Retail
Zoning	Light Manufacturing (LM)

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.*

RETAIL MAP



700 WOODFIELD ROAD
FOR SALE

PROPERTY PHOTOS



AREA DEMOGRAPHICS



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

CONTACT EXCLUSIVE AGENTS

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