

Property For Lease

476B Hempstead Turnpike

476B Hempstead Turnpike Elmont, NY 11003



For More Information:



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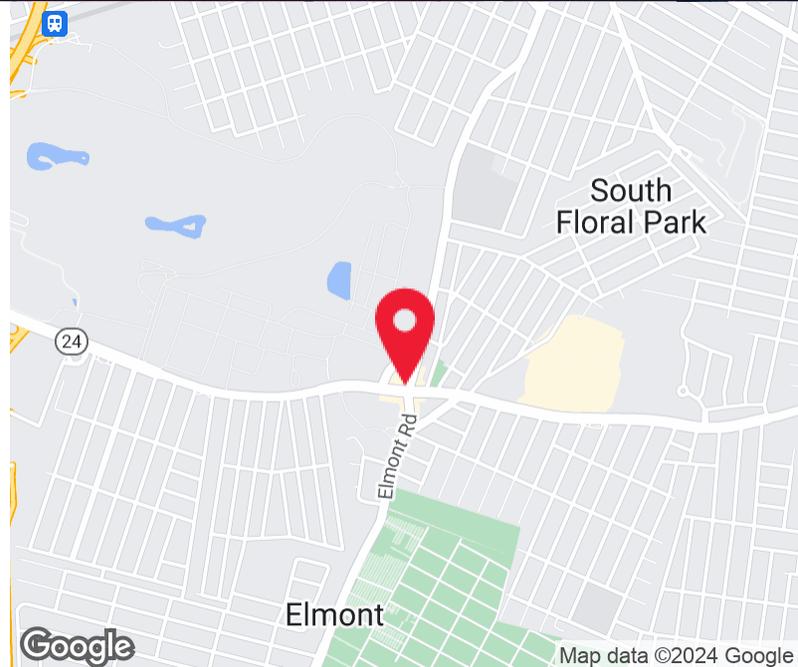
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Offering Summary	
Lease Rate:	\$45.60 SF/yr (Gross)
Building Size:	10,500 SF
Available SF:	1,000 SF
Lot Size:	0.34 Acres
Traffic Count:	36,000 VPD

Property Overview

Step into the potential of a 1000 sq ft space within this Retail Shopping Strip. Formerly occupied by Allstate, this prime location enjoys heavy foot and vehicle traffic, making it an ideal spot for retail or commercial use. The open layout and strategic positioning within the property offer maximum visibility and accessibility, drawing in a steady stream of potential customers. Benefit from the established flow of foot traffic and capitalize on the convenient access for vehicles, ensuring that your business stands out in this vibrant commercial hub. This space presents an exciting opportunity to establish a significant presence in a sought-after location. Over 40 parking spaces available in municipal lot (no meters) behind the building. Over 36,000 vehicles pass this location per day!

Property Highlights

- Prime location on Hempstead Turnpike in Elmont, NY
- Versatile space suitable for retail or office use
- High traffic area for maximum visibility
- Ample parking for customers

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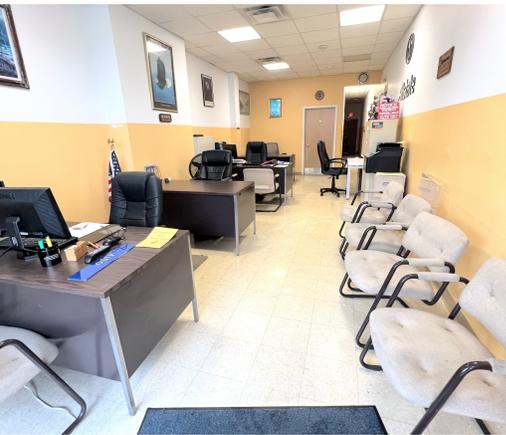
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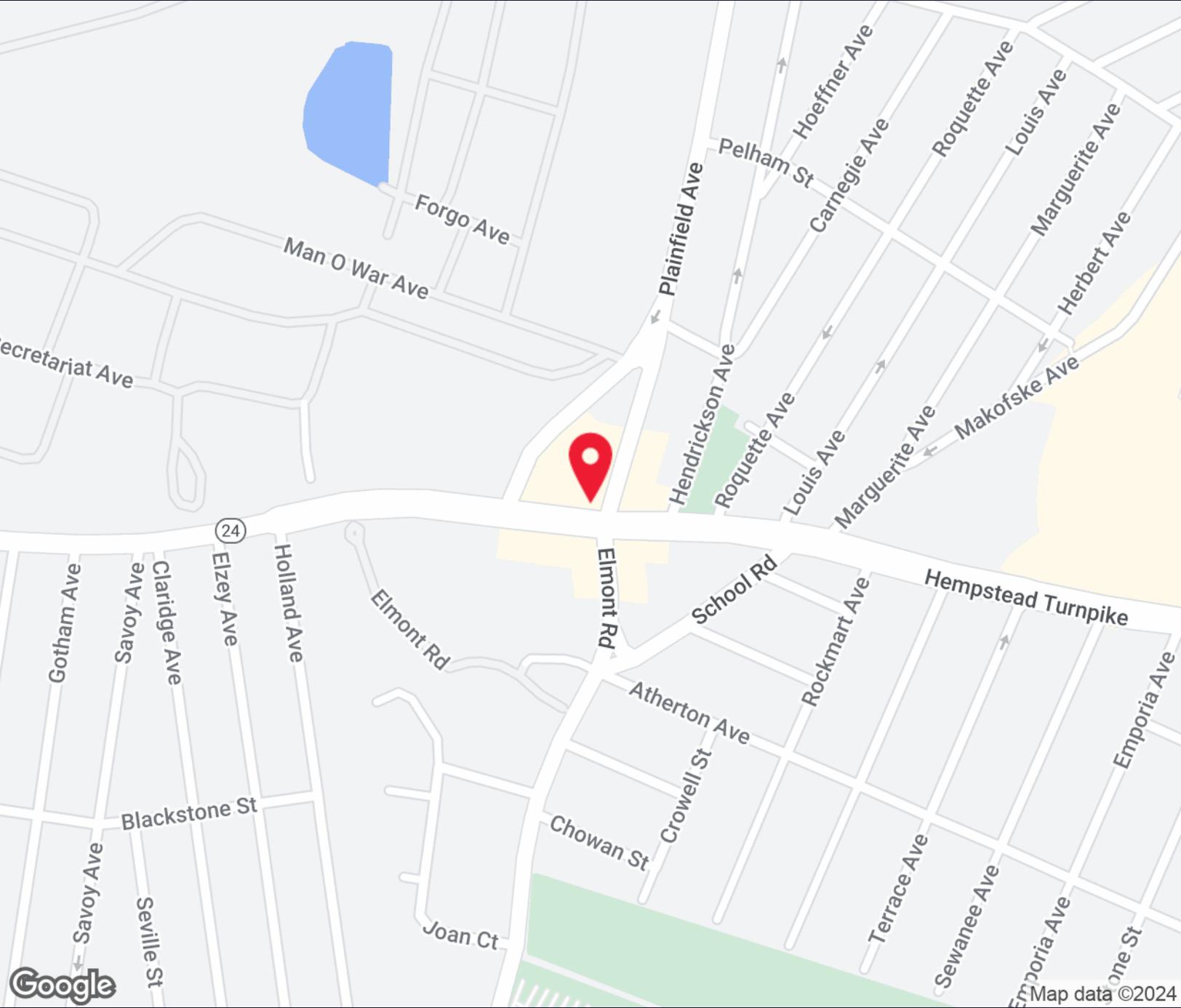
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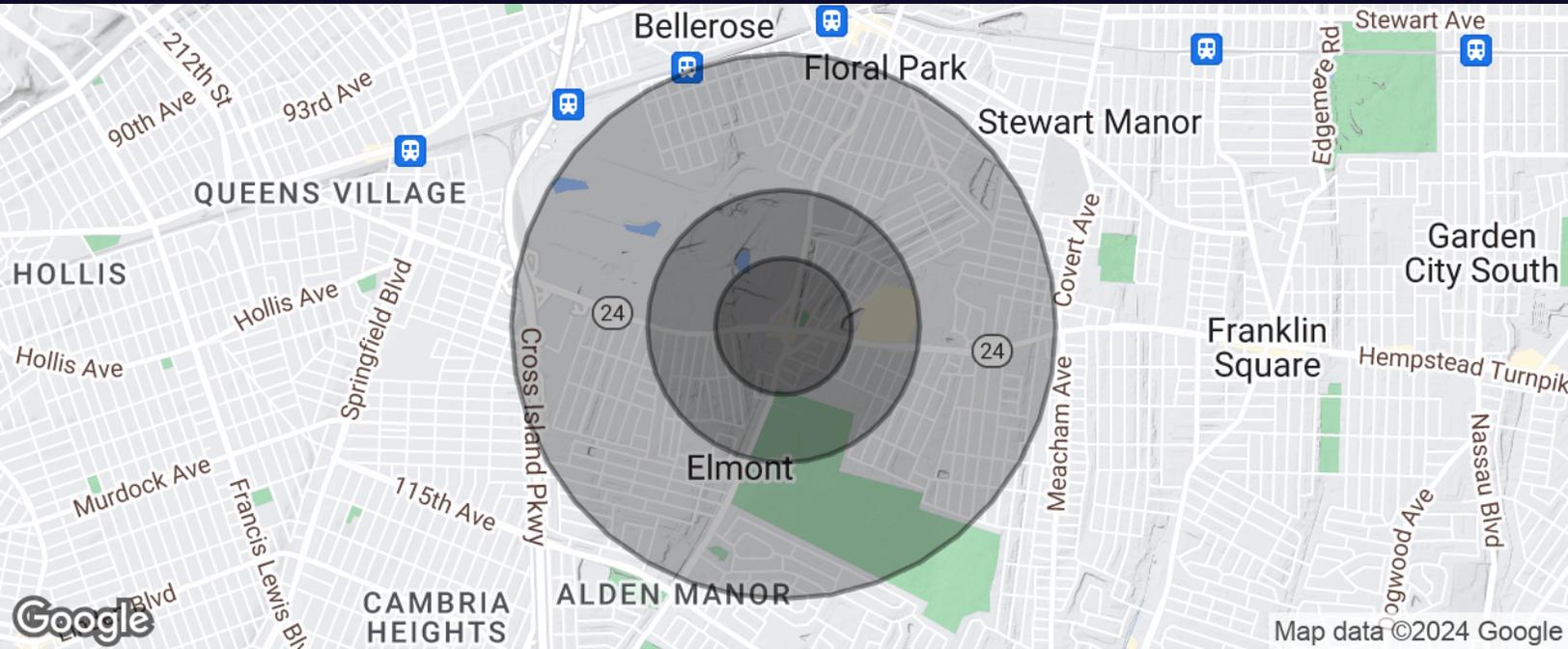
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,928	7,017	33,402
Average Age	33.6	37.1	39.9
Average Age (Male)	33.3	34.8	36.9
Average Age (Female)	34.2	39.6	42.4

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	513	1,995	9,776
# of Persons per HH	3.8	3.5	3.4
Average HH Income	\$126,213	\$119,771	\$131,893
Average House Value	\$455,540	\$454,082	\$511,648

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