

# 1001-1007 Park Blvd, Massapequa Park, NY 11762

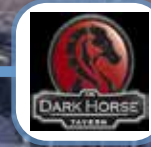
\$4,800,000 | 6.75% CAP



Information shown is reported to be from reliable sources. No warranties are made by this agency. All data is subject to change. Please consult your broker for more information.

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Municipal Parking

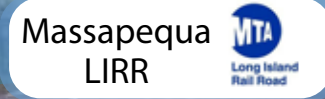


Municipal Parking



Park Plaza Professional Suites

Municipal Parking



Municipal Parking

Sunrise Hwy - 51,004 VPD



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# NEIGHBORHOOD AERIAL

Park Blvd  
4,521 VPD



Sunrise Hwy  
51,004 VPD

**IGA**

**BACARD**

Municipal Parking

**Exxon**

**QDOBA MEXICAN EATS**

**SUNOCO**

**BW Best Western**

**Firestone**

**MATTRESS FIRM**

**HOBBY LOBBY** **BARNES & NOBLE**  
**five BELOW** **ULTA** **Macys** **Panera BREAD**

**FRIDAYS**

**KOHL'S**

**TJ-maxx**

**ShopRite**

**Michaels**  
Where Creativity Happens

**Staples**

**DAVE & BUSTER'S**

Sunrise Mall

**XSPORT FITNESS**  
OPEN 24/7 | 365

**HomeGoods**

**macy's**



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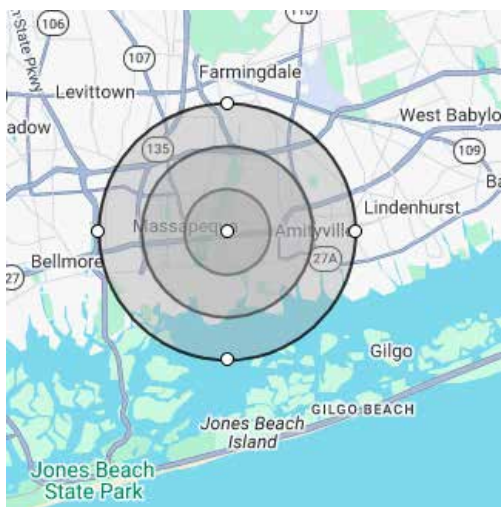
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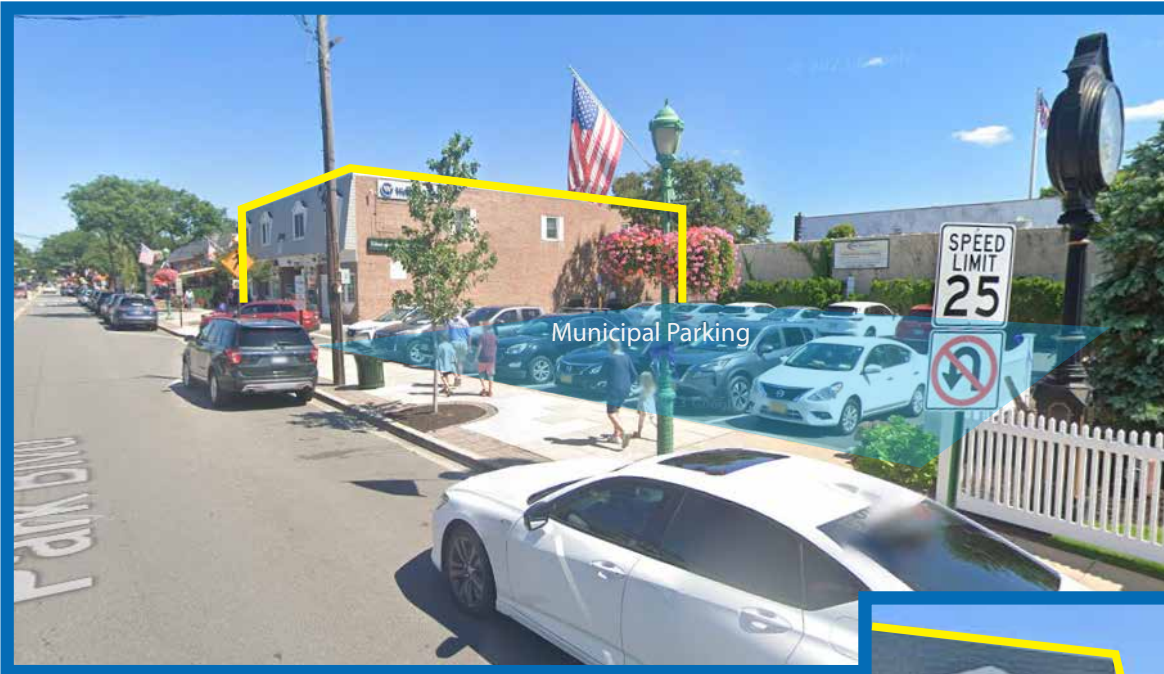
POPULATION:	1 MILE	2 MILE	3 MILE
2020 POPULATION	17,926	75,346	152,941
2025 POPULATION	17,577	74,840	150,936
2030 POPULATION PROJECTION	17,503	74,740	150,485
ANNUAL GROWTH 2020-2025	-0.50%	-0.20%	-0.30%
ANNUAL GROWTH 2025-2030	-0.10%	0%	-0.10%

WHITE	15,443	59,821	110,097
BLACK	137	3,926	12,035
AMERICAN INDIAN/ALASKAN NATIVE	2	52	180
ASIAN	391	1,784	4,169
HAWAIIAN & PACIFIC ISLANDER	0	2	9
TWO OR MORE RACES	1,604	9,255	24,446
HISPANIC ORIGIN	1,396	8,421	23,354

2020 HOUSEHOLDS	5,991	25,743	51,148
2025 HOUSEHOLDS	5,844	25,406	50,207
2030 HOUSEHOLD PROJECTION	5,813	25,338	50,006
ANNUAL GROWTH 2020-2025	-0.10%	0.20%	0.20%
ANNUAL GROWTH 2025-2030	-0.10%	-0.10%	-0.10%
OWNER OCCUPIED HOUSEHOLDS	5,484	22,677	43,012
RENTER OCCUPIED HOUSEHOLDS	329	2,661	6,993
AVG HOUSEHOLD INCOME	\$197,318	\$177,641	\$171,770
MEDIAN HOUSEHOLD INCOME	\$178,816	\$155,570	\$148,211







# Massapequa Park, New York

Massapequa Park is a village and hamlet located within the town of Oyster Bay in Nassau County, New York, United States. Areas south and east of the village borders are considered the hamlet of Massapequa Park because they are under the jurisdiction of the Town of Oyster Bay rather than the village. The hamlet shares the same zip code, fire department and school district as the village.

The population was 17,008 at the 2010 census. The village located on the South Shore of Long Island shares the early Native American history of Massapequa. Then, in the 19th century, families of German descent relocated from Brooklyn to what is now Massapequa Park, and the resulting community was known as Wurtenberg or Stadtwurtemberg. The main attraction and center of activity was the Woodcastle Hotel, a rooming house built in 1868 on Front Street next to the fire department as a summer resort.



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