



Retail Strip Available for Sale or Lease

2072-2094 Front St., East Meadow, NY 11552



Offering Summary

Sale Price:	Priced Upon Request
Lease Rate:	Priced Upon Request
Building Size:	5,175 SF
Available SF:	3,100 SF
Lot Size:	0.33 Acres
Number of Units:	2
Year Built:	1956

Property Overview

5,175 SF Retail/Office/Light Medical building on .33 acre. Features a 3,100 SF available unit and a 2,075 SF unit which is currently occupied by Cheaper Peepers. Both units have access to 15 parking spaces in the rear of the building. This property is strategically located at the major, traffic light intersection of Front St. and Hempstead Tpk in East Meadow. It is the perfect location for any Retail/Office or Light Medical user.

Property Highlights

- High Visibility
- Major Traffic Light Intersection
- End Cap
- On Site Parking
- Prime Location

For More Information:

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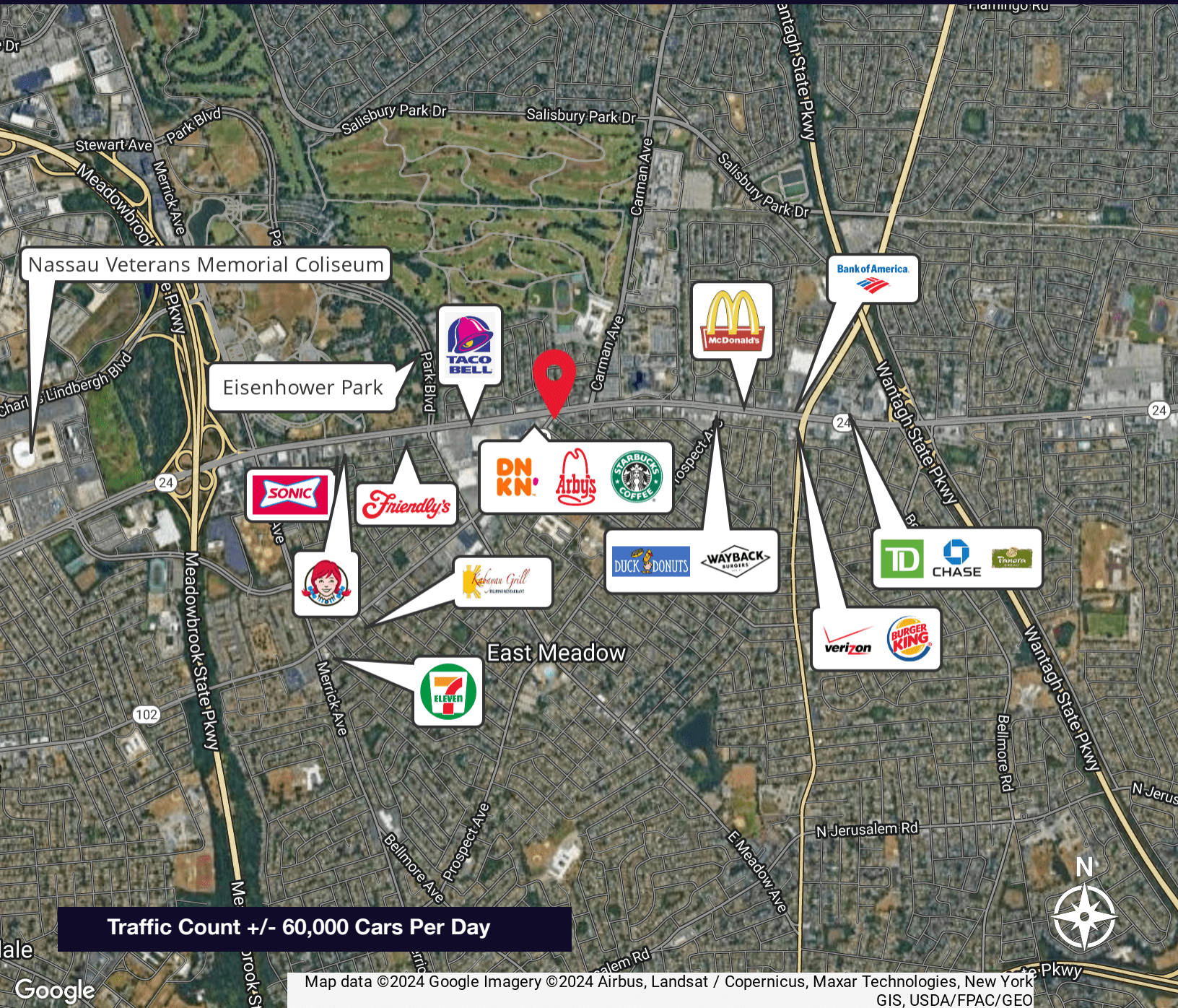
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Traffic Count +/- 60,000 Cars Per Day

Map data ©2024 Google Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies, New York GIS, USDA/FPAC/GE0

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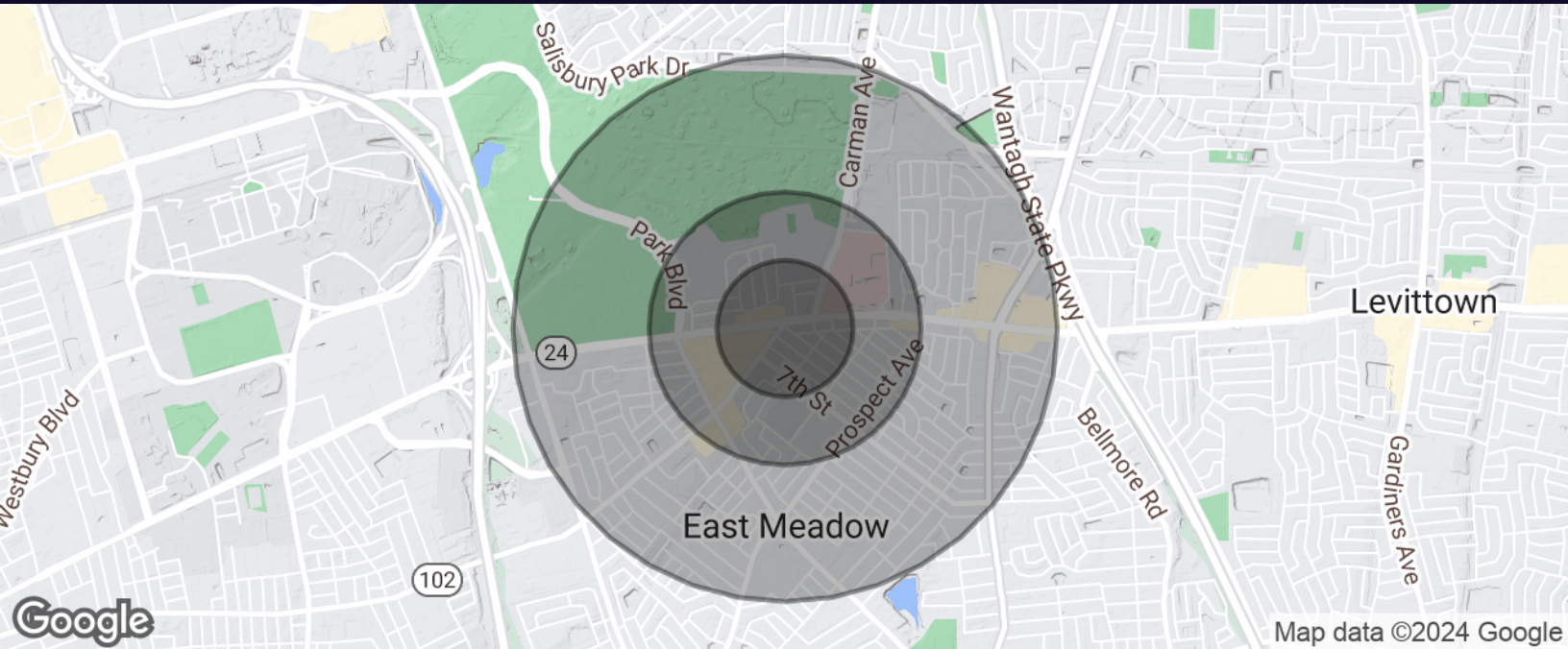
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Demographics

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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	841	4,006	17,397
Average Age	37.5	41.3	43.3
Average Age (Male)	32.8	40.2	42.0
Average Age (Female)	42.8	45.1	45.9

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	250	1,230	5,463
# of Persons per HH	3.4	3.3	3.2
Average HH Income	\$103,867	\$107,453	\$127,720
Average House Value	\$435,478	\$447,092	\$475,522

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Demographics (Continued)

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Income

	2 mile	5 mile	10 mile
Avg Household Income	\$140,304	\$142,006	\$146,876
Median Household Income	\$118,337	\$117,108	\$121,132
< \$25,000	2,425	16,788	44,526
\$25,000 - 50,000	2,434	17,605	50,116
\$50,000 - 75,000	3,147	18,441	54,342
\$75,000 - 100,000	2,602	17,101	50,220
\$100,000 - 125,000	2,955	17,948	52,475
\$125,000 - 150,000	2,692	14,997	44,747
\$150,000 - 200,000	4,133	25,037	73,773
\$200,000+	5,163	36,518	116,923

Population

	2 mile	5 mile	10 mile
2010 Population	76,666	497,021	1,423,770
2023 Population	79,279	519,545	1,470,817
2028 Population Projection	80,914	531,298	1,501,306
Annual Growth 2010-2023	0.3%	0.3%	0.3%
Annual Growth 2023-2028	0.4%	0.5%	0.4%
Median Age	42.6	40.8	42.3
Bachelor's Degree or Higher	37%	37%	42%
U.S. Armed Forces	112	239	490

Housing

	2 mile	5 mile	10 mile
Median Home Value	\$487,417	\$493,886	\$578,342
Median Year Built	1954	1954	1954

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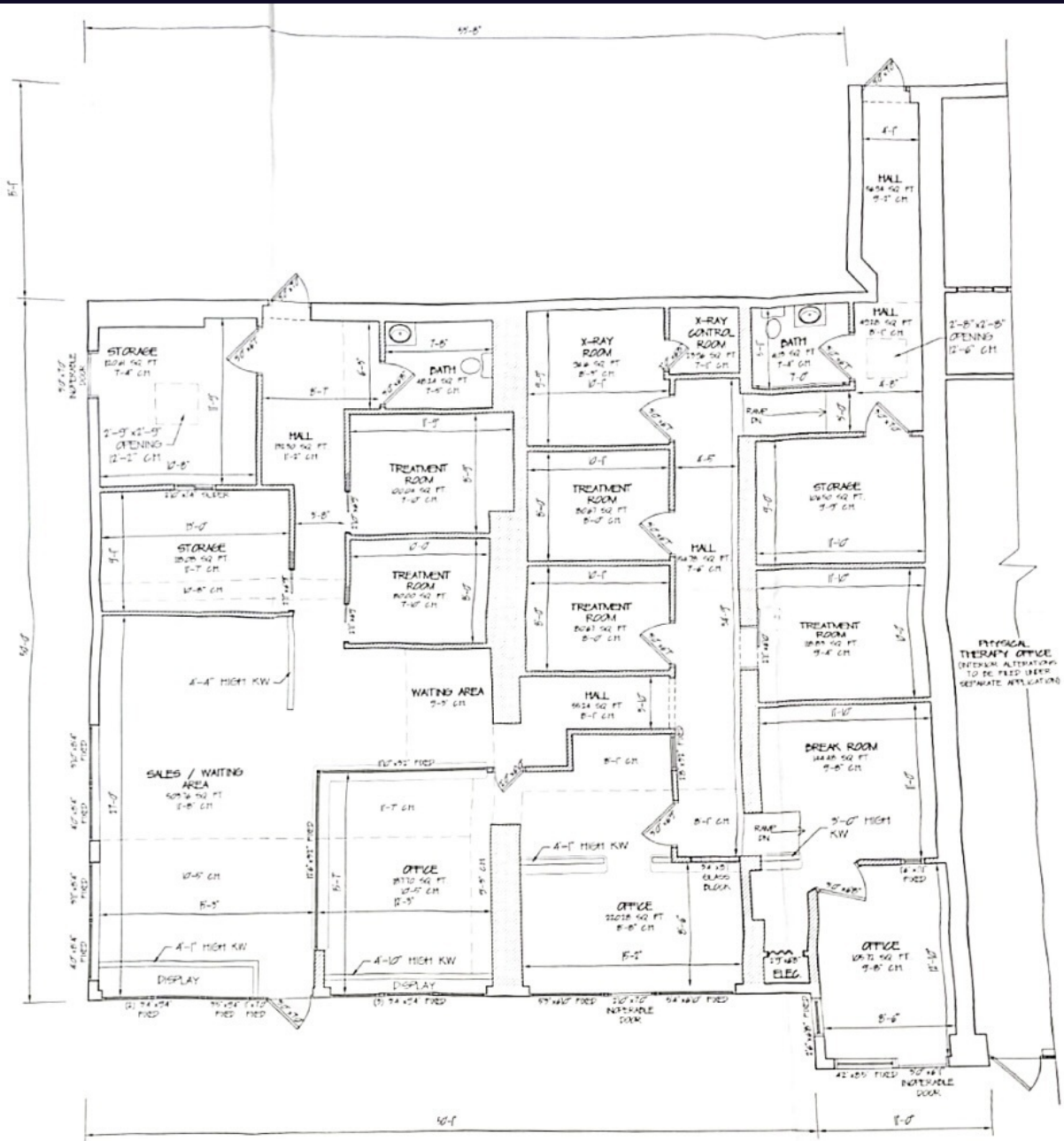
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Current Floor Configuration/Space for Lease

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PARTIAL FIRST FLOOR PLAN

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