

1,827 SF | Free Standing Building



## 945 Hicksville Rd

Massapequa, New York 11758

### Property Overview

945 Hicksville Rd, Massapequa, NY, presents a unique opportunity for a range of businesses. Formerly an automotive repair shop, this versatile property is approved for uses such as banks, business services, public markets, fast food, offices, restaurants, and retail stores. Its adaptable layout and prime location make it an excellent choice for businesses seeking to establish a strong presence. With potential for customization, this property offers a valuable opportunity for entrepreneurs to create a space that fits their needs in a vibrant community.

### Offering Summary

Lease Rate:	\$49.00 SF/yr (NNN)
Building Size:	1,827 SF
Available SF:	1,827 SF
Lot Size:	0.43 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	7,253	58,399	140,062
Total Population	22,327	176,600	426,761
Average HH Income	\$187,949	\$181,431	\$180,930

### For More Information

**Nick Vittorio**

O: 631 761 6890

[nvittorio@nailongisland.com](mailto:nvittorio@nailongisland.com) | NY #10401243538

**1,827 SF | Free Standing Building**

### Property Description

945 Hicksville Rd, Massapequa, NY, presents a unique opportunity for a range of businesses. Formerly an automotive repair shop, this versatile property is approved for uses such as banks, business services, public markets, fast food, offices, restaurants, and retail stores. Its adaptable layout and prime location make it an excellent choice for businesses seeking to establish a strong presence. With potential for customization, this property offers a valuable opportunity for entrepreneurs to create a space that fits their needs in a vibrant community.

### Location Description

Discover the bustling retail environment at 945 Hicksville Rd in Massapequa, NY. Located in a vibrant community with convenient access to local amenities, this prime retail space is surrounded by popular restaurants, shopping centers, fitness facilities, and parks. The property offers excellent visibility and accessibility, situated near both the 135 (Seaford-Oyster Bay Expressway) and the Southern State Parkway, making it easy to attract customers. This location is ideal for growing your business with its blend of convenience and high traffic.

### Exterior Description

Masonry, Concrete Block

### Interior Description

Previous auto repair shop

1,827 SF | Free Standing Building



**Lease Information**

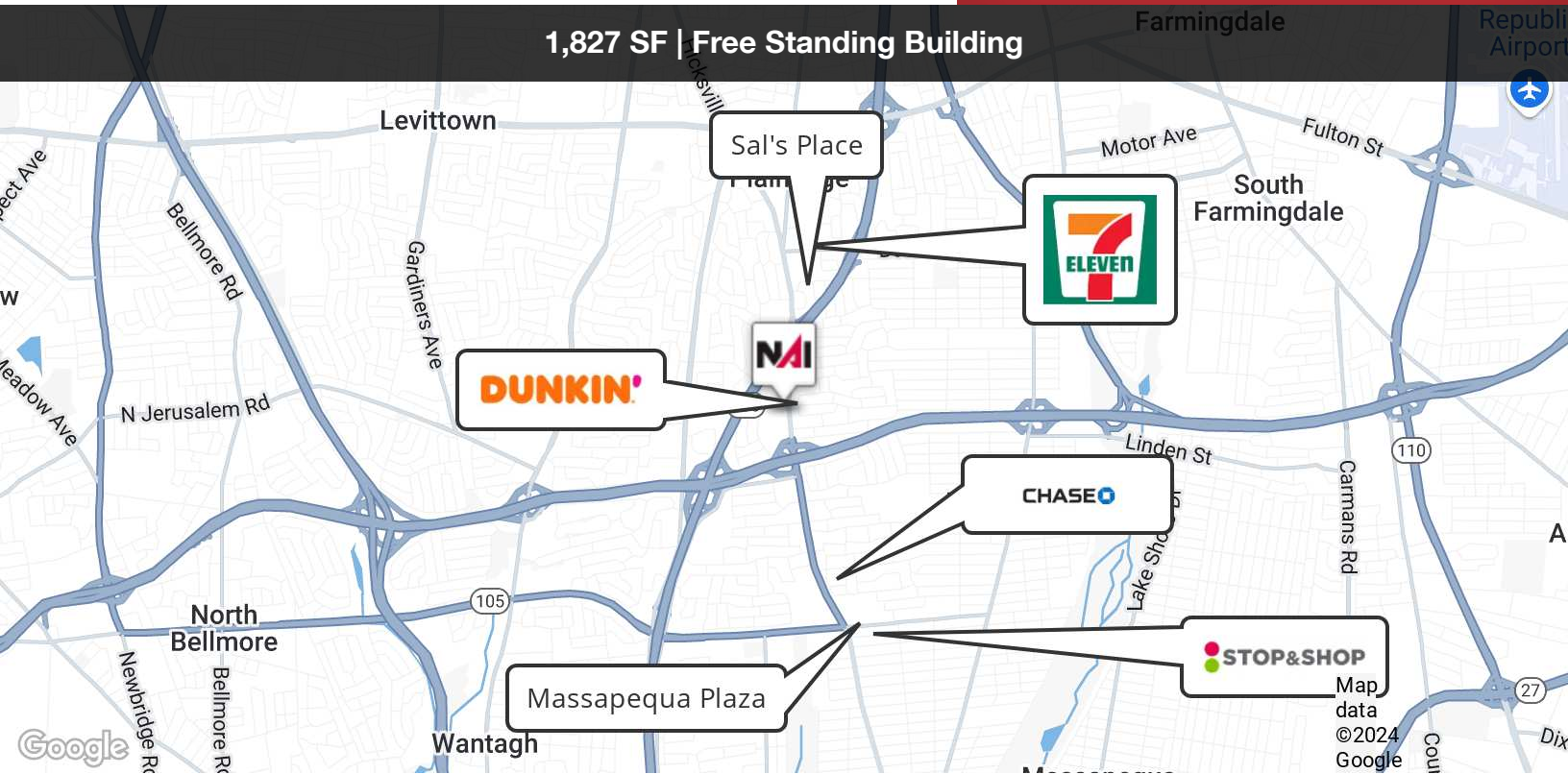
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,827 SF	Lease Rate:	\$49.00 SF/yr

**Available Spaces**

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
945 Hicksville Rd	Available	1,827 SF	NNN	\$49.00 SF/yr	Interior Shell

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



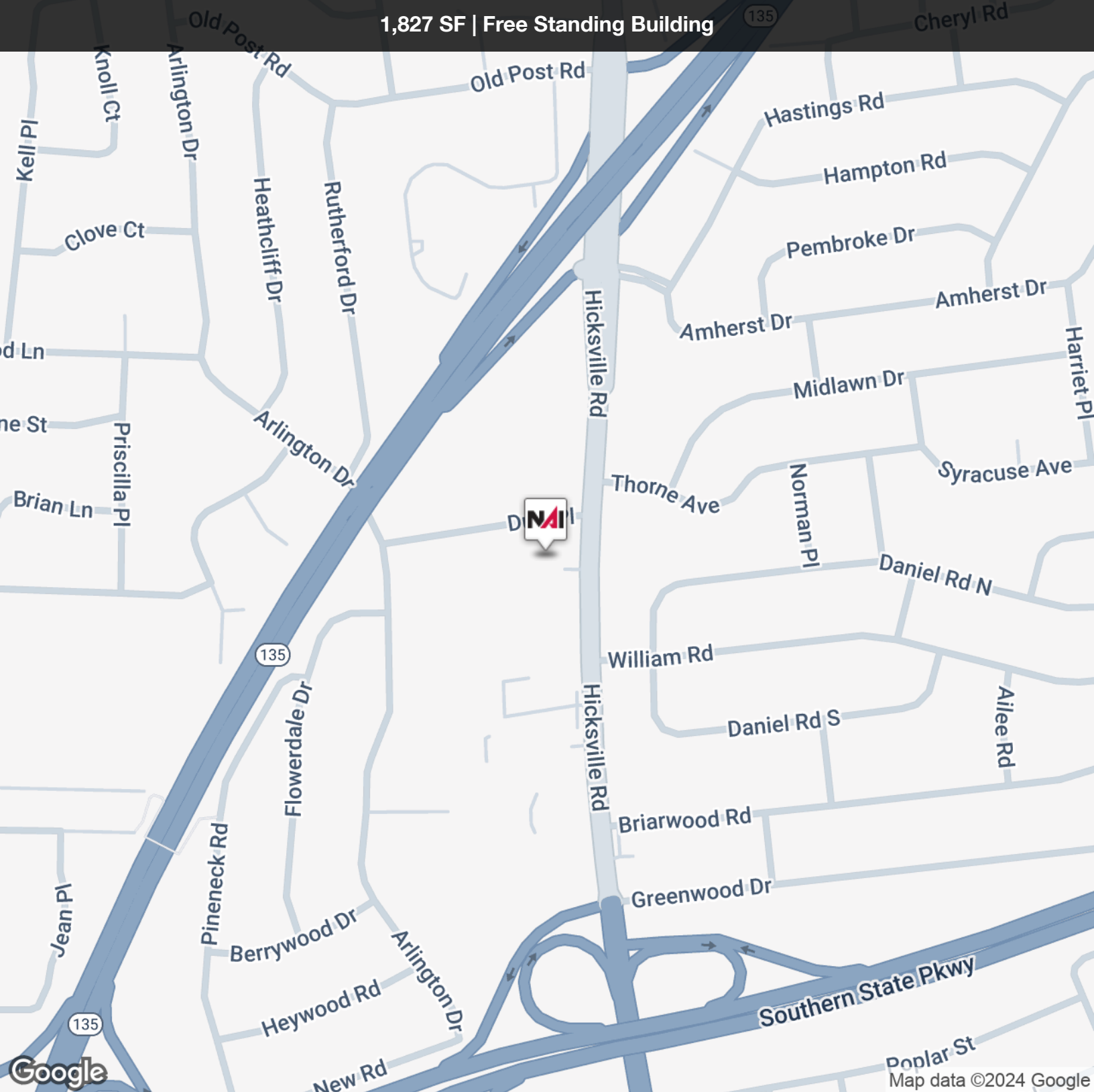


We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1601 Veterans Memorial Highway, Suite 420  
Islandia, NY 11749  
631 232 4400 tel  
nailongisland.com

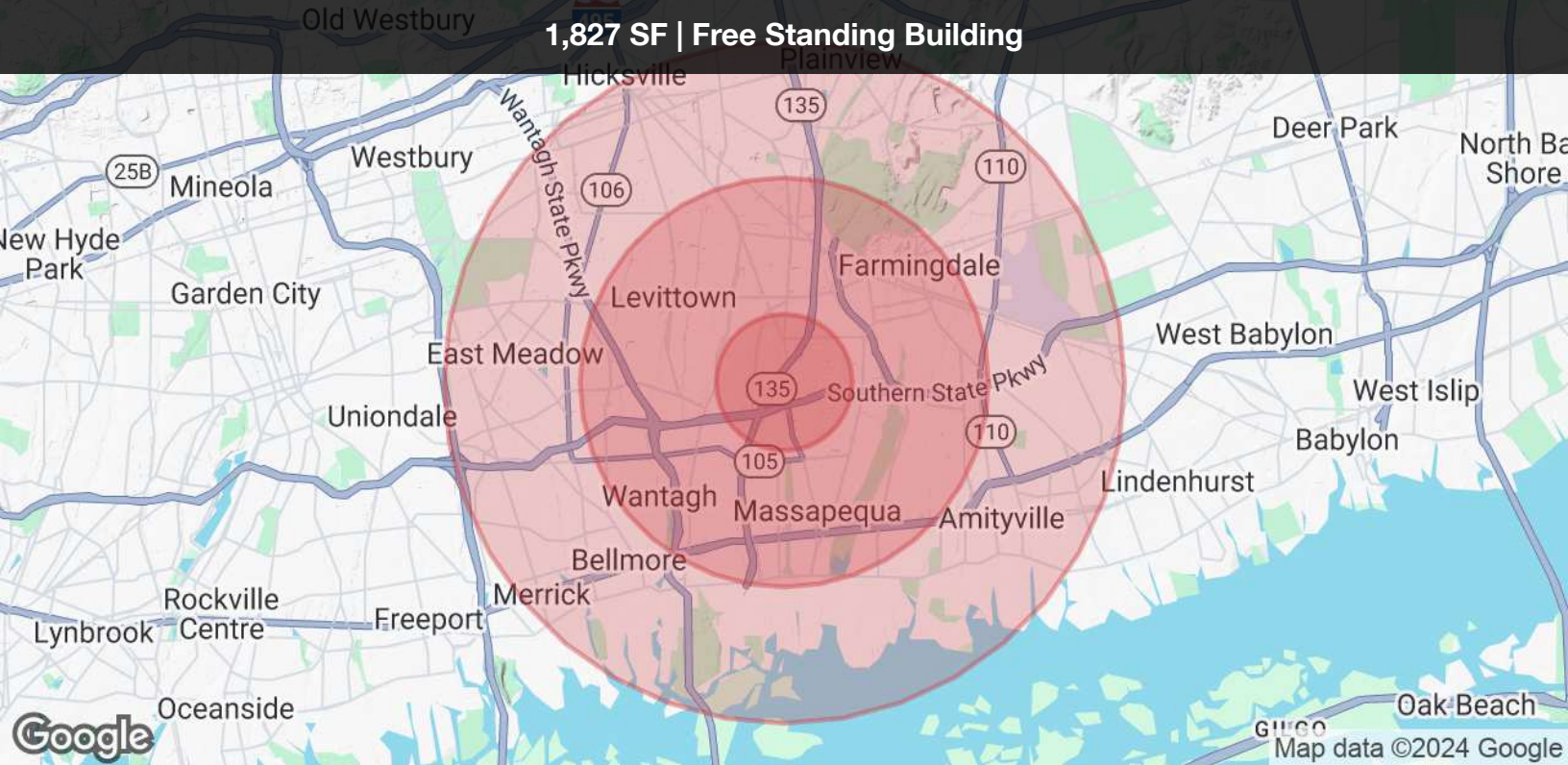


1,827 SF | Free Standing Building



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1601 Veterans Memorial Highway, Suite 420  
Islandia, NY 11749  
631 232 4400 tel  
nailongisland.com



<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	22,327	176,600	426,761
Average Age	42	43	43
Average Age (Male)	41	41	42
Average Age (Female)	44	44	44
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Households	7,253	58,399	140,062
# of Persons per HH	3.1	3	3
Average HH Income	\$187,949	\$181,431	\$180,930
Average House Value	\$652,082	\$652,989	\$669,519

Demographics data derived from AlphaMap

**1,827 SF | Free Standing Building****Nick Vittorio****Associate**

nvittorio@nailongisland.com

Direct: **631.761.6890** | Cell: **516.582.1390**

NY #10401243538

**Professional Background**

Nick Vittorio is a highly skilled commercial real estate broker with over 25 years of real estate industry experience, specializing in selling investment properties, identifying high-value investment opportunities for investors, and managing commercial leasing for national tenants.

As the previous President of NV Equity Holdings Corp., Nick has built a reputation for delivering profitable real estate investments and maximizing returns for his clients. His expertise spans the full spectrum of commercial real estate, from acquisition and deal structuring to tenant negotiations and property management.

Nick's career has been defined by his ability to source lucrative investment properties that align with his clients' financial goals. He is adept at analyzing market trends, conducting comprehensive property evaluations, and executing complex transactions that ensure long-term profitability.

His work with national anchor tenants has helped him secure high-value leases, ensuring stable income streams for property owners and investors alike.

With a hands-on approach to real estate acquisitions and leasing, Nick builds strong partnerships with investors, property managers, and tenants to facilitate seamless transactions. His deep knowledge of market dynamics and his strategic negotiation skills make him a trusted partner for investors seeking to grow their portfolios.

Nick's proficiency in commercial property sales, deal oversight, and tenant relations has led to the successful completion of numerous real estate ventures. He continues to stay ahead of industry trends and innovations.

NAI Long Island  
1601 Veterans Memorial Highway Suite 420  
Islandia, NY 11749  
631.232.4400