

# 145 N Franklin Street

HEMPSTEAD, NY 11550

## MIXED-USE DEVELOPMENT



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# Overview

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This exceptional shovel-ready mixed-use development opportunity at 145 N Franklin Street in Hempstead, NY offers investors and developers the chance to deliver a high-demand senior living community in a rapidly evolving market. The project is approved for a 244-unit residential development (comprised of 232 one-bedroom and 12 two-bedroom units) designated for 62+ living, along with approximately 8,200 square feet of ground-floor commercial space, ideal for complementary retail or service-based tenants. Spanning approximately 214,345 buildable square feet on 1.6 acres, the site is strategically positioned in a central location with strong accessibility and surrounding amenities. Although very financeable, if a strong purchaser wants some flexibility in repositioning this center there could be owner financing available to help facilitate that. Offered at \$17,995,000, this is a rare opportunity to capitalize on the growing demand for age-restricted housing while incorporating income-generating commercial space in a well-located Long Island submarket.



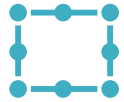
**Asking  
\$17,995,000**

**\$69k per unit plus  
\$139 PSF Retail  
Including Existing  
Entitlements**

# Property Overview



145 N Fulton Street, Hempstead



1.6 Acres



214,345 BSF



8,200 SF Commercial



Senior Living (62+)



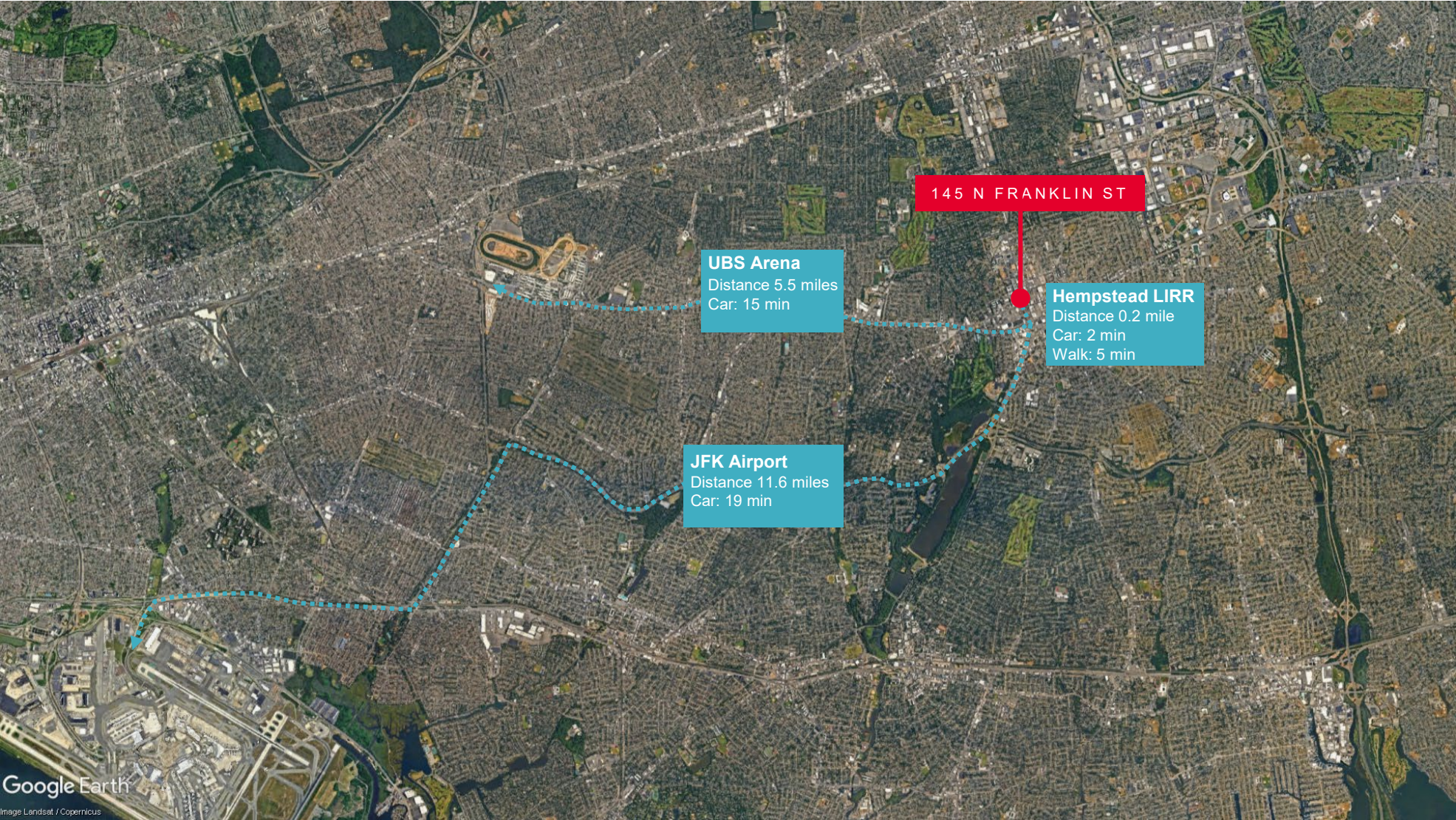
244 Unit Family  
(232-1BR, 12-2BR)



# Property Overview



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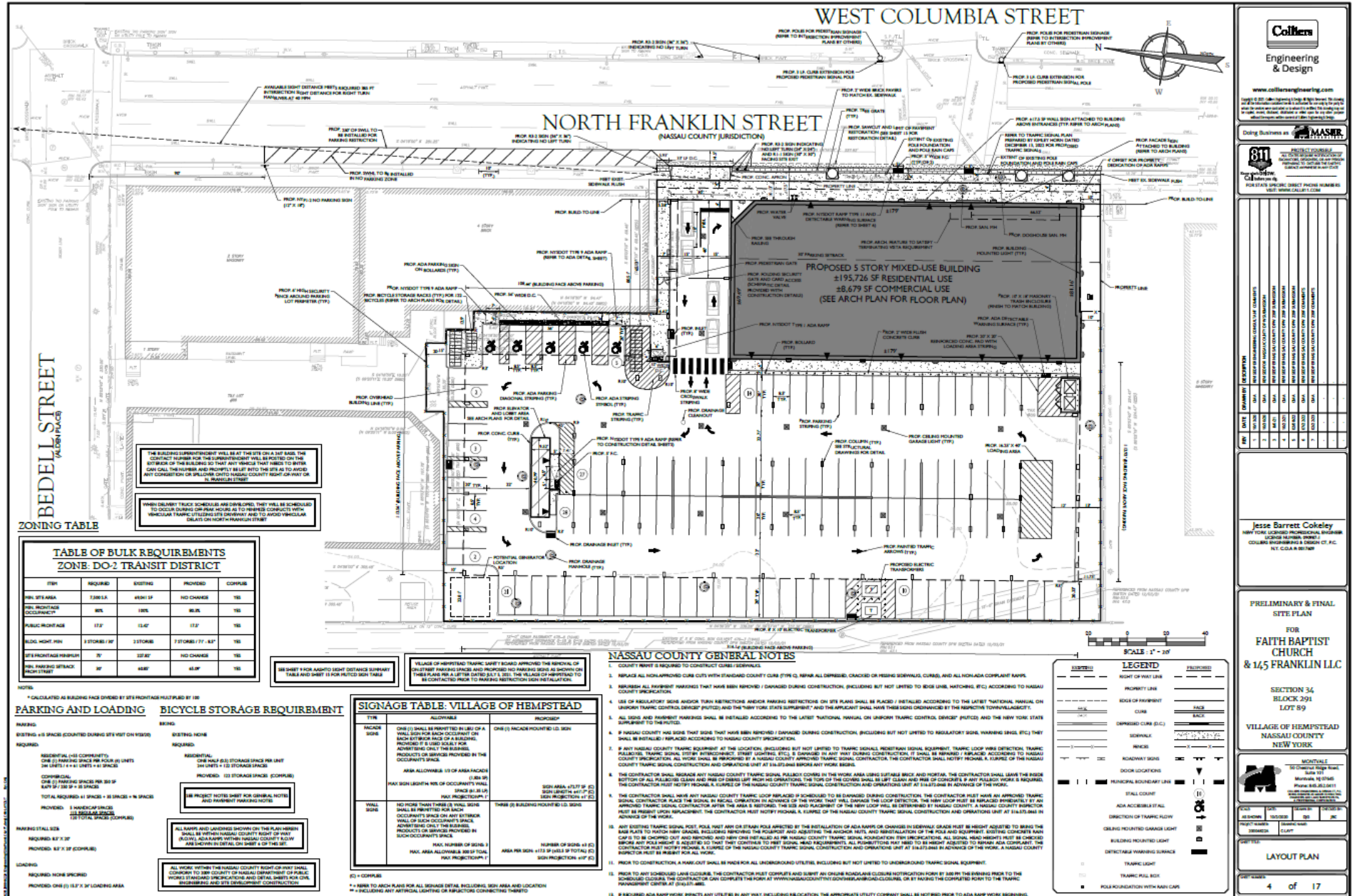


# Property Overview

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	30,231	239,116	653,074
Daytime Population	30,835	237,301	619,986
Median HHI	\$89,200	\$134,571	\$139,060
Average HHI	\$132,263	\$185,958	\$188,560

# Proposed Site Plan



BEBELL STREET (ALDEN PLACE)

**ZONING TABLE**

**TABLE OF BULK REQUIREMENTS**  
**ZONE DO-2 TRANSIT DISTRICT**

ITEM	REQUIRED	EXISTING	PROPOSED	COMPLIANT
MIN. SITE AREA	7,380 S.F.	4800 S.F.	NO CHANGE	YES
MIN. FRONTAGE OCCUPANCY	80%	100%	80.0%	YES
MIN. FRONTAGE	112'	114'	112'	YES
MIN. FRONTAGE W/ 3 STORES/40'	137'000"	137'000"	7 STORES/ 77' - 84"	YES
MIN. FRONTAGE PERHUB	30'	33'00"	NO CHANGE	YES
MIN. FRONTAGE OFFSET	30'	45'00"	45'00"	YES

NOTES:  
\* CALCULATED AS BUILDING FACE DIVIDED BY SITE FRONTAGE MULTIPLIED BY 100

**PARKING AND LOADING**

EXISTING # OF SPACES (COUNTED DURING SITE VISIT ON 10/20/20)	REQUIRED # OF SPACES
RESIDENTIAL (450 COMPLIANT)	ONE (1) PARKING SPACE PER FOUR (4) UNITS (34 UNITS) + 4 UNITS = 48 SPACES
COMMERCIAL	ONE (1) PARKING SPACE PER 300 SF (8,679 SF) = 29 SPACES
TOTAL # REQUIRED: 41 SPACES + 35 SPACES = 76 SPACES	
PROPOSED: 113 SPACES (113 RESIDENTIAL SPACES) (TOTAL SPACES COMPLIANT)	

**BICYCLE STORAGE REQUIREMENT**

EXISTING BIKES	REQUIRED BIKES
RESIDENTIAL: ONE (1) BICYCLE STORAGE SPACE PER UNIT (34 UNITS) + 10 STORAGE SPACES	RESIDENTIAL: ONE (1) BICYCLE STORAGE SPACE PER UNIT (34 UNITS) + 10 STORAGE SPACES (COMPLIANT)

**LOADING**

REQUIRED ONE (1) 112' X 7' LOADING AREA	PROPOSED ONE (1) 112' X 7' LOADING AREA
REQUIRED	PROPOSED

**NASSAU COUNTY GENERAL NOTES**

- COUNTY NOT REQUIRED TO CONSTRUCT CURBS/BERMS.
- REPLACE ALL NON-APPROVED CURB CUTS WITH STANDARD COUNTY CURB (TYPE C) WITH 4" MIN. RADIUS, CRACKED OR FINISH SURFACES (CURBS), AND ALL NON-ADA COMPLIANT PAVES.
- REMOVE ALL EXISTING PARKINGS THAT HAVE BEEN REMOVED / DAMAGED DURING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO: BODILY LANE, HATCHING, ETC.) ACCORDING TO NASSAU COUNTY SPECIFICATION.
- USE OF REGULATORY SIGNS AND/OR TRAFFIC RESTRICTIONS AND/OR PARKING RESTRICTIONS ON SITE PLANS SHALL BE PLACED / INSTALLED ACCORDING TO THE LATEST "NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AND THE NEW YORK STATE SPECIFICATIONS, AND THE APPLICANT SHALL HAVE THESE SIGNS CONFORMED BY THE RESPECTIVE TOWNSHIP/LOCALITY.
- ALL SIGNS AND TRAFFIC RESTRICTIONS SHALL BE INSTALLED ACCORDING TO THE LATEST "NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AND THE NEW YORK STATE SPECIFICATIONS.
- IF NASSAU COUNTY THE SIGNS THAT HAVE BEEN REMOVED / DAMAGED DURING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO: BODILY LANE, HATCHING, ETC.) THEY SHALL BE INSTALLED / REPLACED ACCORDING TO NASSAU COUNTY SPECIFICATION.
- IF ANY NASSAU COUNTY TRAFFIC EQUIPMENT AT THE LOCATION (INCLUDING BUT NOT LIMITED TO: TRAFFIC SIGNALS, PRESTAMPED SIGNAL EQUIPMENT, TRAFFIC LOOP WIRE DETECTION TRAFFIC SIGNALS, TRAFFIC SIGNAL UNIT, PHOTOELECTRIC UNIT, SIGNALING, ETC.) IS DAMAGED IN ANY WAY DURING CONSTRUCTION, IT SHALL BE REPAIR / REPLACE ACCORDING TO NASSAU COUNTY SPECIFICATION. ALL WORK SHALL BE PROVIDED BY A NASSAU COUNTY APPROVED TRAFFIC SIGNAL CONTRACTOR. THE CONTRACTOR SHALL NOTIFY NASSAU COUNTY, A NASSAU COUNTY TRAFFIC SIGNAL CONTRACTOR AND OPERATIONS UNIT AT 314.575.0000 IN ADVANCE OF THE WORK.
- THE CONTRACTOR SHALL REMOVE ANY NASSAU COUNTY TRAFFIC SIGNALS, PHOTOELECTRIC UNIT, SIGNALING, ETC. COVERED BY THE WORK AREA USING 2" X 4" BRACE AND PORTS. THE CONTRACTOR SHALL LEAVE THE BASE BOTTOM OF ALL PAVEMENT CLEAN AND FREE OF DEBRIS LEFT FROM HIS OPERATIONS. THE TOP OF THE CURBS SHALL BE LEFT CLEAN AND FREE OF CONCRETE, ANY PAVEMENT WORK IS REQUIRED. THE CONTRACTOR MUST NOTIFY NASSAU COUNTY, A NASSAU COUNTY APPROVED TRAFFIC SIGNAL CONTRACTOR, THE CONTRACTOR SHALL NOTIFY NASSAU COUNTY, A NASSAU COUNTY TRAFFIC SIGNAL CONTRACTOR AND OPERATIONS UNIT AT 314.575.0000 IN ADVANCE OF THE WORK.
- ANY EXISTING TRAFFIC SIGNAL POLE, SIGN ARM OR STAFF POLE AFFECTED BY THE INSTALLATION OF ADA RAMP OR CHANGES IN SIDEWALK GRADE MUST BE HEIGHT ADJUSTED TO BRING THE SIGN ARM TO MATCH NEW GRADE, INCLUDING REMOVING THE POLICEMAN AND ADJUSTING THE ANCHOR NUTS AND SUBSTITUTION OF THE POLE AND EQUIPMENT. EXISTING CONCRETE SIGN COPS TO BE CHIPPED OUT AND REMOVED AND NEW COPS INSTALLED AS PER NASSAU COUNTY TRAFFIC SIGNAL FOUNDATION PER SPECIFICATIONS. ALL SIGNAL HEAD HEIGHTS MUST BE CHECKED FOR ANY POLARIZATION. A MEMBER OF THE COUNTY SIGNAL HEAD REQUIREMENTS. ALL SIGNATURES MUST BE INSTALLED ACCORDING TO NASSAU COUNTY COMPLIANT. THE CONTRACTOR MUST NOTIFY NASSAU COUNTY, A NASSAU COUNTY APPROVED TRAFFIC SIGNAL CONTRACTOR AND OPERATIONS UNIT AT 314.575.0000 IN ADVANCE OF THE WORK. A NASSAU COUNTY TRAFFIC SIGNAL CONTRACTOR MUST BE PRESENT FOR ALL WORK.
- IN PROXIMITY TO CONSTRUCTION, TRAFFIC SIGNALS SHALL BE PROTECTED FOR ALL UNDERGROUND UTILITIES INCLUDING BUT NOT LIMITED TO UNDERGROUND TRAFFIC SIGNAL EQUIPMENT.
- IN PROXIMITY TO ANY SCHEDULED LANE CLOSURE, THE CONTRACTOR MUST NOTIFY AND SUBMIT AN OPENING ROADWAY CLOSURE NOTIFICATION FORM BY 300 PM THE EVENING PRIOR TO THE SCHEDULED CLOSURE. THE CONTRACTOR CAN COMPLETE THE FORM AT WWW.NASSAU.COUNTY.NY.GOV/INFORMATION/ROADWORK. OR BY EMAILING THE FORM TO THE TRAFFIC SIGNALS CENTER AT 314.575.0000.
- IF REQUIRED, ADA RAMP WORK POINTS ANY UTILITIES PLANT MUST INCLUDE AN INDICATION. THE APPROPRIATE COUNTY CONTRACTOR SHALL BE NOTIFIED PRIOR TO ADA RAMP WORK BEGINS.

**SIGNAGE TABLE: VILLAGE OF HEMPSTEAD**

TYPE	REQUIRED	PROPOSED
TRUCK SIGN	ONE (1) SIGN PER TRUCK SIGN AREA (1.500 SQ. FT.)	ONE (1) TRUCK SIGN PER SIGN AREA (1.500 SQ. FT.)
WALL SIGN	NO MORE THAN THREE (3) WALL SIGNS PER SIGN AREA (1.500 SQ. FT.)	THREE (3) BUILDING FACED (1.500 SQ. FT.)

**NOTES:**  
 (1) = COMPLIANT  
 (2) = NON-COMPLIANT  
 \* = REFER TO ARCH PLAN FOR ALL SIGNAGE DETAIL, INCLUDING SIGN AREA AND LOCATION  
 \*\* = INCLUDING ANY RETROFIT LIGHTING OR REFLECTORS CONNECTING TRIMMETS

**LEGEND**

SYMBOL	DESCRIPTION	PROPOSED
(Line)	RIGHT OF WAY LINE	(Line)
(Line)	PROPERTY LINE	(Line)
(Line)	EDGE OF PAVEMENT	(Line)
(Line)	CURB	(Line)
(Line)	DAMPING CURB (6" C)	(Line)
(Line)	SEWER	(Line)
(Line)	WATER	(Line)
(Line)	ROADWAY SIGNS	(Line)
(Line)	DOOR LOCATIONS	(Line)
(Line)	STAIR COUNT	(Line)
(Line)	ADA ACCESSIBLE STAIR	(Line)
(Line)	DIRECTION OF TRAFFIC FLOW	(Line)
(Line)	CREATING POINTED GRASS LIGHT	(Line)
(Line)	BUILDING BOUNDARY LIGHT	(Line)
(Line)	DETECTABLE WARNING SPACE	(Line)
(Line)	TRAFFIC LIGHT	(Line)
(Line)	TRAFFIC PAUSE BOX	(Line)
(Line)	POLE FOUNDATION WITH MAIN COPS	(Line)

**LAYOUT PLAN**

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**PRELIMINARY & FINAL SITE PLAN**  
FOR  
**FAITH BAPTIST CHURCH & 145 FRANKLIN LLC**  
SECTION 34  
BLOCK 291  
LOT B9  
VILLAGE OF HEMPSTEAD  
NASSAU COUNTY  
NEW YORK

**LAYOUT PLAN**  
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**CONTACTS:**

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