

46 Fulton Ave | Hempstead, NY 11550
\$10,675,000 | 6.26% CAP

Exclusive



📍 125 Newtown Rd, Suite 300
Plainview, NY 11803
☎ (516) 864.8000
🌐 www.SilberProperties.com

Tenant	Sq. Ft.	\$/SF	Annual Rent	Lease Expiration	Options	Increases
<u>46 Fulton</u>						
El Sabor Restaurant	1,600	\$41.25	\$66,000	M-M	-	-
Hair Braiding	800	\$50.25	\$40,200	9/30/2026	-	\$50/Mo. Per Annum
Barber Shop	800	\$37.50	\$30,000	8/31/2027	-	\$300/Mo Per Annum
Deli	800	\$63.81	\$51,048	11/30/2027	1 (5) Yr	\$100/Mo Per Annum
Laundromat	2,100	\$31.43	\$66,000	9/30/2027	3 (5) Yr	\$150/Mo Per Annum
Mexican Restaurant	2,400	\$73.12	\$175,476	4/24/2026	2 (5) Yr	4%
<u>50 Fulton</u>						
Tutoring Center	1,500	\$43.19	\$64,788	12/31/2025	1 (5) Yr	4%
Furniture Store	1,500	\$40.00	\$60,000	12/1/2029	-	\$150/Mo Per Annum
Church	1,500	\$39.29	\$58,932	7/3/2025	-	4%
Bakery	1,500	\$52.44	\$78,660	12/31/2027	2 (5) Yr	3.5%
Pollo Campero	3,000	\$58.58	\$175,740	9/3/2026	-	3%
Total	17,500		\$866,844			

Income	
Annual Rent	\$866,844
Tax & Cam Reimb.	\$40,062
Total Income	\$906,906
Expenses	
Taxes	\$160,740
Insurance	\$19,500
Sanitation	\$36,500
Repair and Maintenance	\$7,000
Water	\$7,000
Sprinkler/Alarm/Backflow Test	\$4,000
Parking Lot Sweeping	\$1,020
Common Electric	\$1,440
Snow Removal	\$1,000
Total Expenses	\$238,200
Net Operating Income	\$668,706

Highlights

- Fully leased neighborhood strip center consisting of 11 tenants.
- The majority of tenants have been operating at this location long term.
- The Hair Braiding tenant has been operating at this location for over 25 years. El Sabor Restaurant has been operating at this location for over 10 years. Pollo Compero has been operating at this location for over 20 years.
- The Church is looking to renew and has been operating at this location for over 6 years.
- Strong demographics with over 230,000 people within a 3 mile radius.
- Strong traffic count with approximately 20,000 vehicles per day.
- Ample Parking with approximately 50 parking spaces.
- Located near Hempstead LIRR, West Hempstead LIRR, David Paterson Elementary School, Home Depot, Aldi, TJ Maxx, Wendy's, KFC, Burger King, Chase Bank, and more.



Information Shown Is Reported To Be From Reliable Sources. No Representation Is Made To The Accuracy Thereof And Is Submitted Subject To Change In Price, Omissions, Errors, Prior Sale Or Withdrawal Without Notice

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Fulton Ave - 19,987 VPD

David Paterson Fulton Elementary School



Mead St

Hillbert St

Cathedral Ave

St Pauls Rd S

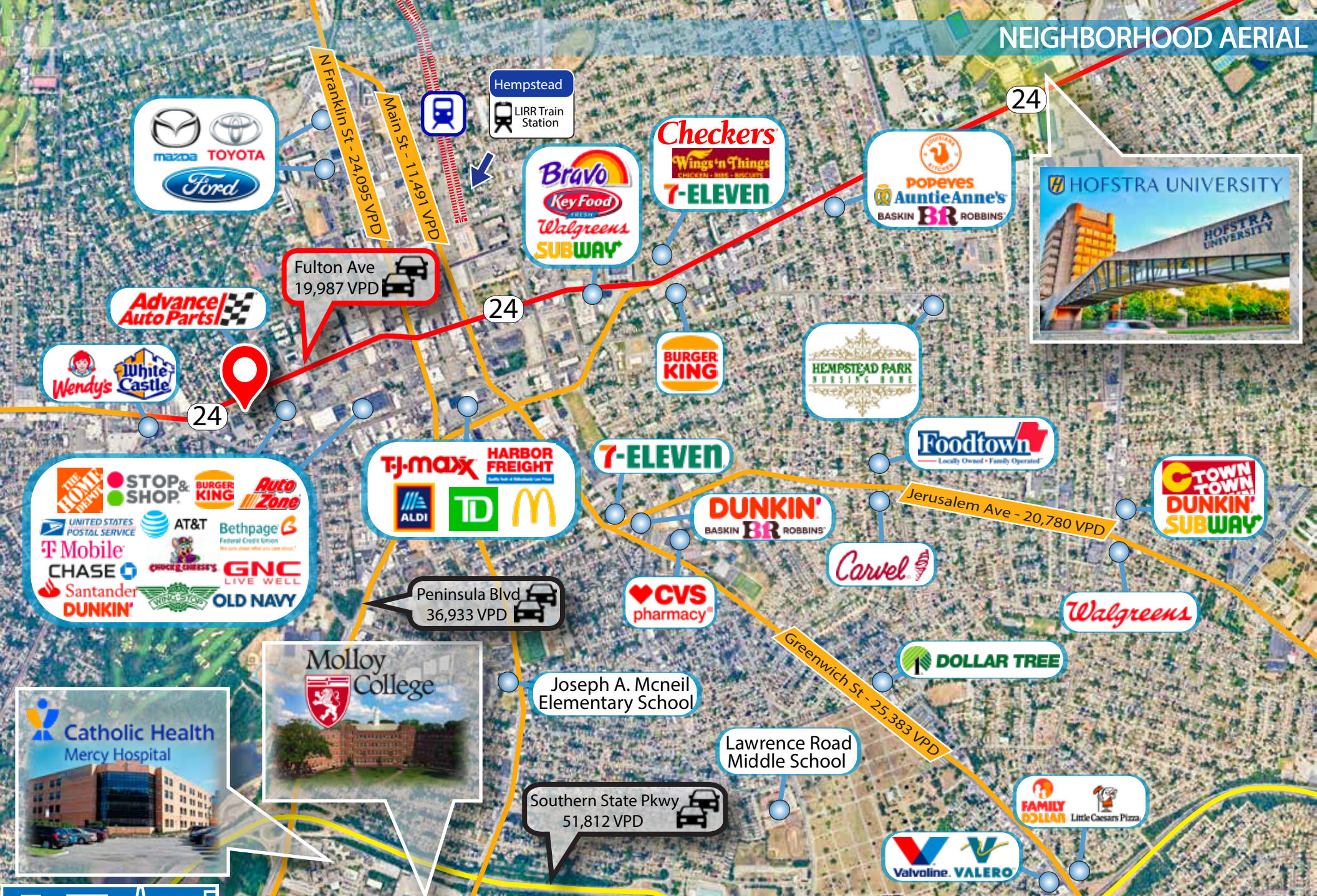
W Orchard St

Weill Pl

Front St

Front St

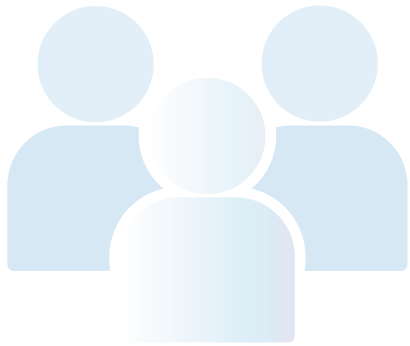
NEIGHBORHOOD AERIAL



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DEMOGRAPHICS



POPULATION:	1 MILE	3 MILE	5 MILE
2020 POPULATION	36,801	234,111	652,779
2024 POPULATION	37,144	230,146	633,447
2029 POPULATION PROJECTION	36,632	225,807	619,010
ANNUAL GROWTH 2020-2024	0.20%	-0.40%	-0.70%
ANNUAL GROWTH 2024-2029	-0.30%	-0.40%	-0.50%

WHITE	7,235	90,379	267,661
BLACK	11,838	57,915	124,074
AMERICAN INDIAN/ALASKAN NATIVE	229	1,115	2,554
ASIAN	1,391	14,905	85,161
HAWAIIAN & PACIFIC ISLANDER	15	102	279
TWO OR MORE RACES	16,436	65,729	153,718
HISPANIC ORIGIN	16,884	65,657	149,535

2020 HOUSEHOLDS	11,264	69,901	204,652
2024 HOUSEHOLDS	11,334	68,732	198,177
2029 HOUSEHOLD PROJECTION	11,169	67,415	193,505
ANNUAL GROWTH 2020-2024	0.70%	0.30%	-0.10%
ANNUAL GROWTH 2024-2029	-0.30%	-0.40%	-0.50%
OWNER OCCUPIED HOUSEHOLDS	4,373	47,184	146,037
RENTER OCCUPIED HOUSEHOLDS	6,795	20,231	47,467
AVG HOUSEHOLD INCOME	\$100,270	\$142,718	\$145,906
MEDIAN HOUSEHOLD INCOME	\$71,951	\$114,220	\$119,869

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PROPERTY PHOTOS



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The Village of Hempstead

New York

The Town of Hempstead (historically known as South Hempstead) is the largest of the three towns in Nassau County (alongside North Hempstead and Oyster Bay) on Long Island, in New York, United States. The town's combined population was 793,409 at the 2020 census, which is the majority of Nassau County's population and makes it, by far, the largest population of any town in the United States.

It occupies the southwestern part of the county, on the western half of Long Island. Twenty-two incorporated villages (one of which is named Hempstead) are completely or partially within the town.

If Hempstead were to be incorporated as a city, it would be the second-largest in New York, behind New York City; it is about three times the size of Buffalo, which has long been the state's second-largest city. It would be the 18th-largest city in the country, behind San Francisco, California, and ahead of Seattle, Washington. Hempstead is thus the most populous municipality in the New York metropolitan area outside New York City.



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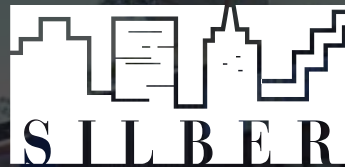
FOR MORE INFORMATION

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