

Prime Free-Standing Corner For Lease

2138 Hempstead Tpke - East Meadow, NY 11554

Property Information:

Size Available:	2,400 SF
Year Built:	2006
Possession:	Arranged
Rent:	Upon Asking
Property Type:	Freestanding Retail/Medical
Lot Size:	+/- .35 Acres
Parking Spaces:	13 Spaces + 1 ADA

Property Summary

- Corner Retail at a **Signalized Intersection** with Two Access Points and Parking
- Location Benefits from High Traffic Volume
- Directly Across from Nassau County Medical Center with over 4,000 Employees Daily
- High Visibility Location **with Signage** – Branding Opportunity
- Directly Across from a **Top Performing STARBUCKS**, which itself is next to a Top Performing QDOBA

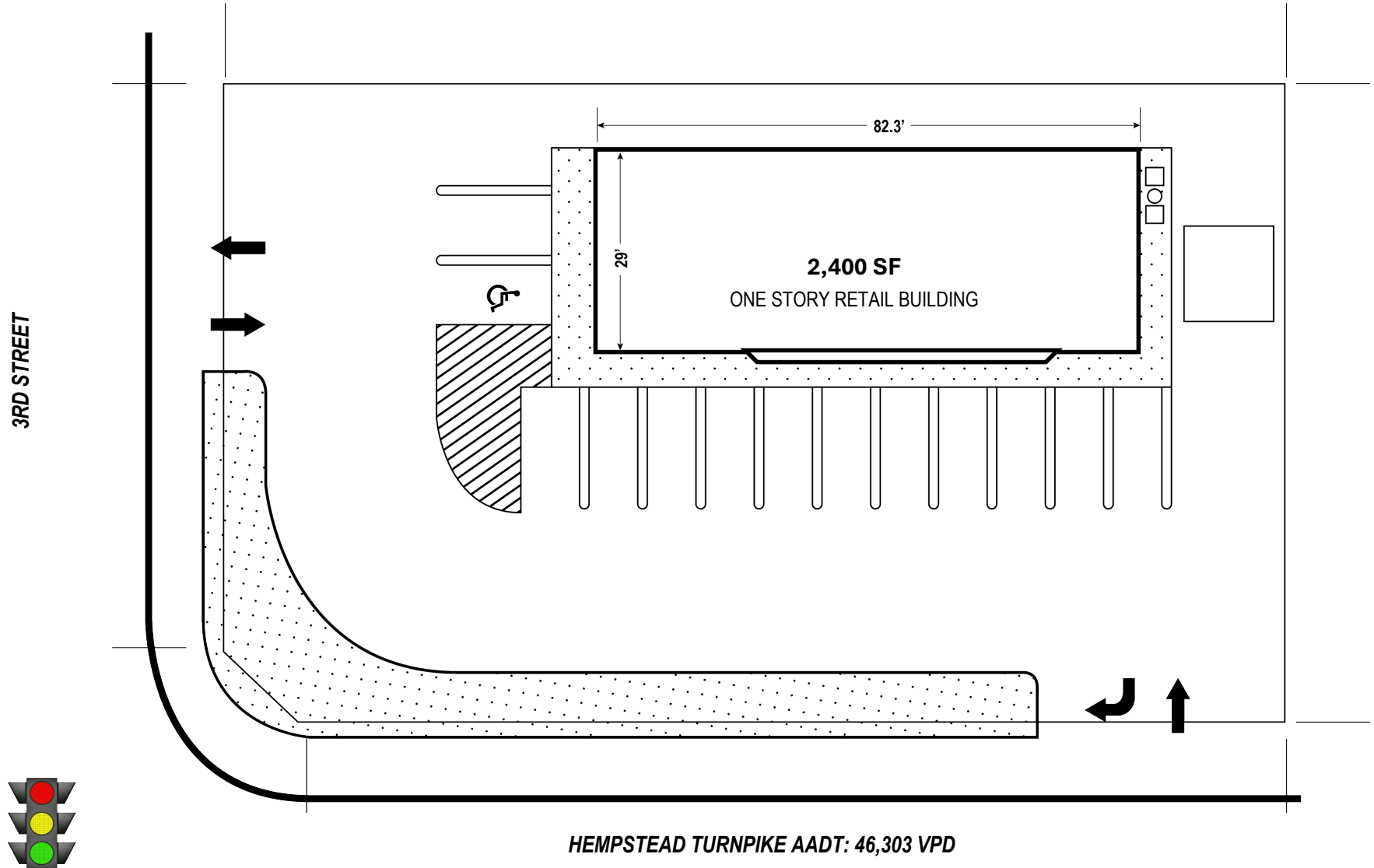
2138 Hempstead Turnpike provides unmatched visibility, accessibility, and branding potential along one of Long Island's most active retail corridors.



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SITE PLAN – EXISTING CONDITIONS



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AERA RETAIL



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120 NORTH VILLAGE AVENUE
ROCKVILLE CENTRE, NY 11570
516-496-8888

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TRADE AREA



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DEMOGRAPHICS

Population	1 mile	3 miles	5 miles
2010 Population	19,502	192,960	495,800
2020 Population	18,403	197,464	514,671
2025 Population	18,167	196,568	511,243
2030 Population	18,024	195,818	508,561
2010-2020 Annual Rate	-0.58%	0.23%	0.37%
2020-2025 Annual Rate	-0.25%	-0.09%	-0.13%
2025-2030 Annual Rate	-0.16%	-0.08%	-0.11%
Households			
2010 Total Households	5,941	58,657	156,493
2020 Total Households	5,782	59,206	159,168
2025 Total Households	5,791	59,600	160,040
2030 Total Households	5,785	59,891	160,562
2010-2020 Annual Rate	-0.27%	0.09%	0.17%
2020-2025 Annual Rate	0.03%	0.13%	0.10%
2025-2030 Annual Rate	-0.02%	0.10%	0.07%
2025 Average Household Size	3.01	3.20	3.14
Median Household Income			
2025 Median Household Income	\$144,354	\$144,080	\$143,162
2030 Median Household Income	\$157,717	\$157,403	\$157,644
2025-2030 Annual Rate	1.79%	1.78%	1.95%
Average Household Income			
2025 Average Household Income	\$169,037	\$173,758	\$177,742
2030 Average Household Income	\$181,086	\$188,422	\$193,241