



**Asking Price \$3,750,000.00**

**1529 Hempstead Turnpike  
Elmont, NY 11003**

# TABLE OF CONTENTS

**03**

DISCLAIMER NOTICES

**04**

PROPERTY OVERVIEW

**05**

PROPERTY HIGHLIGHTS

**06**

LOCATION & ZONING

**07**

SURVEY

**08**

PHOTOS

**09**

TRANSPORTATION

**10**

DEMOGRAPHICS

**11**

CONTACTS

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# PROPERTY OVERVIEW

1529 Hempstead Turnpike, Elmont, NY 11003



## PROPERTY INFORMATION

Neighborhood - Elmont

County - Nassau

State - New York

## BUILDING INFORMATION

Total Square Feet - 8,800

Year Built - 1984

Building Class - B

Roof Age - 2023

## ZONING INFORMATION

Zoning - HT-E

Block - 494

Lot - 121

Section - 32

## LOT INFORMATION

Parking - 24

Lot Acres - .41



# PROPERTY HIGHLIGHTS



Commercial Building for Sale



Minutes to Public Transportation



Walking Distance to Neighboring Businesses



New UBS LIRR Station and Arena



Two Retail Storefronts

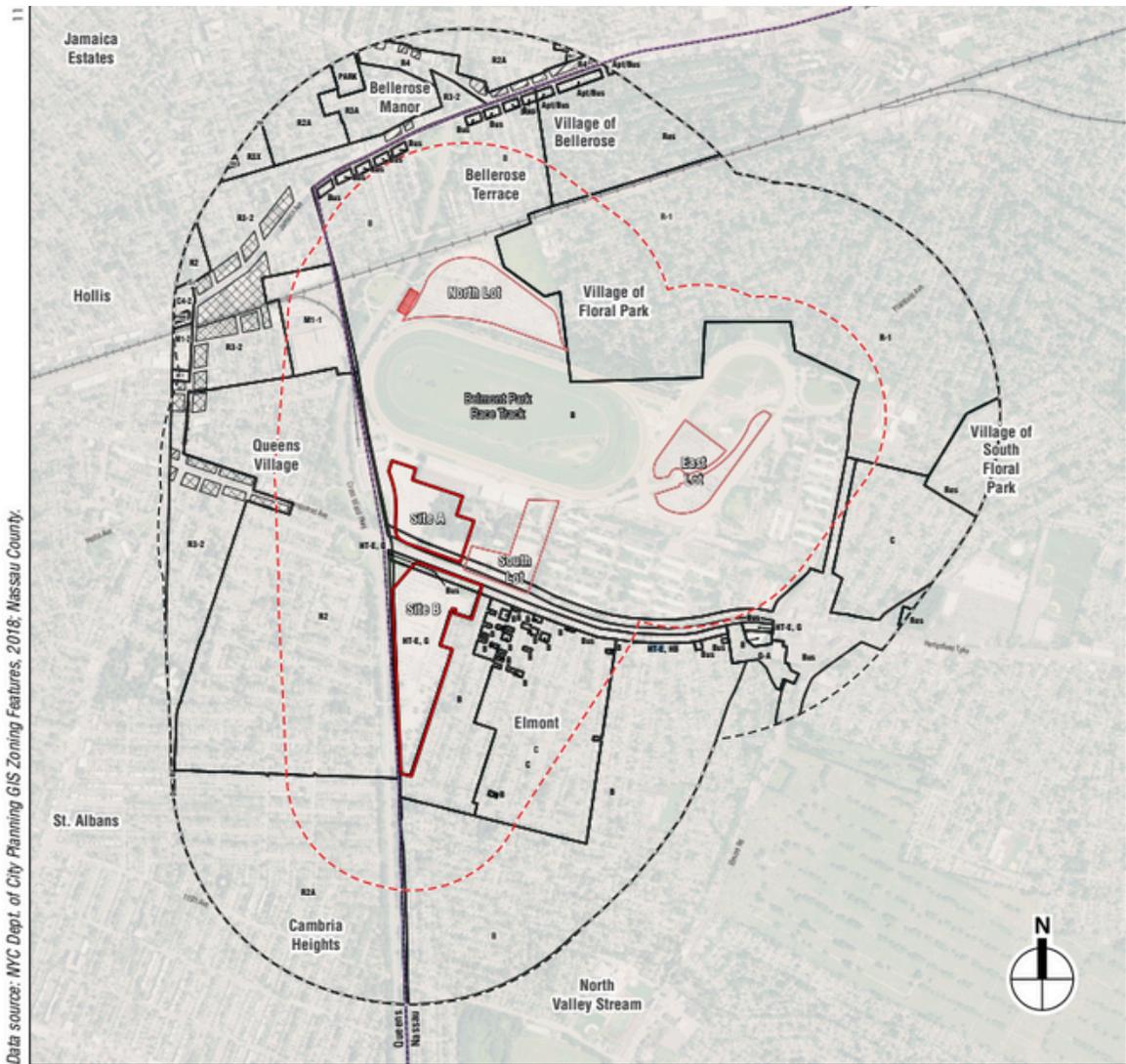


Investment/End User Opportunity

**Prime Commercial space for sale on the corner of Hempstead Turnpike and Benson Avenue, Elmont. The property sits on .41 acres and consists of 8,800 square feet total, including two commercial storefronts, each being 800 square feet with full basements. The 7,200 square foot building sits on slab and has central AC, baseboard heat, a new rubber roof and a steel support beam, giving ample opportunity to reconfigure the space. Property is on sewer and conveniently located to public transportation and highway access.**

**Option to Purchase the Business!**

# LOCATION & ZONING



Data source: NYC Dept. of City Planning GIS Zoning Features, 2018, Nassau County.

- Project Sites
- North, South, and East Parking Lots
- Proposed Belmont Electrical Substation
- Primary Study Area (1/4-mile radius)
- Secondary Study Area (1/2-mile radius)
- Long Island Rail Road (LIRR)
- Zoning District Boundary

**Queens County Zoning**

Residential District

- R2: R2A
- R3-2; R3A; R3X
- R4-1; R4

Manufacturing District

- M1-1

Commercial District

- C1-2 Commercial Overlay District
- C1-3 Commercial Overlay District
- C2-2 Commercial Overlay District
- C2-3 Commercial Overlay District

**Nassau County Zoning**

Town of Hempstead

- C: Residence C
- B: Residence B
- Bus: Business X

Village of Floral Park

- R-1: Residence District

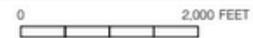
Village of Bellerose

- Res: Residence District
- Apt/Bus: Apartment and Business District

Village of South Floral Park

- Res: Residence District

Overlay District: HT-E,G – Gateway, HB – Highway Business





# PHOTOS



# TRANSPORTATION

 TRANSIT/SUBWAY

Jamaica-179 Street  	11 min drive	5.2 mi
169 Street  	12 min drive	5.7 mi
Jamaica Center-Parsons/Archer    	13 min drive	5.9 mi
Parsons Boulevard  	13 min drive	6.0 mi
Sutphin Boulevard-Archer Avenue-JFK Airport    	14 min drive	6.8 mi

 COMMUTER RAIL

Floral Park Station 	4 min drive	2.1 mi
Stewart Manor Station 	4 min drive	2.2 mi
Bellerose Station 	5 min drive	2.1 mi
Elmont-Ubs Arena 	5 min drive	2.4 mi
New Hyde Park Station 	5 min drive	2.6 mi

 AIRPORT

John F. Kennedy International 	17 min drive	9.2 mi
La Guardia 	23 min drive	12.6 mi

# Demographics

2023 Total Population	32,185	308,693	848,464
2028 Population	32,098	312,621	862,871
Pop Growth 2023-2028	(0.27%)	+ 1.27%	+ 1.70%
Average Age	40	41	42
2023 Total Households	10,248	97,464	280,283
HH Growth 2023-2028	(0.40%)	+ 1.09%	+ 1.58%
Median Household Inc	\$106,734	\$115,867	\$101,794
Avg Household Size	3.10	3.10	2.90
2023 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$516,252	\$592,526	\$602,421



# CONTACT



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