

# 1751 Bellmore Ave

North Bellmore, New York 11710

## Property Highlights

- Highly trafficked corner intersection
- Conveniently located in a residential area
- In proximity to Sunrise Highway, Wantagh Parkway and Southern State Parkway
- - Zoned X for versatile commercial development
- - Prime location in North Bellmore, NY near Southern State, Wantagh State and Meadowbrook State Parkways
- - Ideal for retail development/investment
- - Strategic corner lot for maximum visibility
- - Ample space for potential development opportunities
- - High potential for strong investment returns
- - Proximity to established retail and business hubs

## Offering Summary

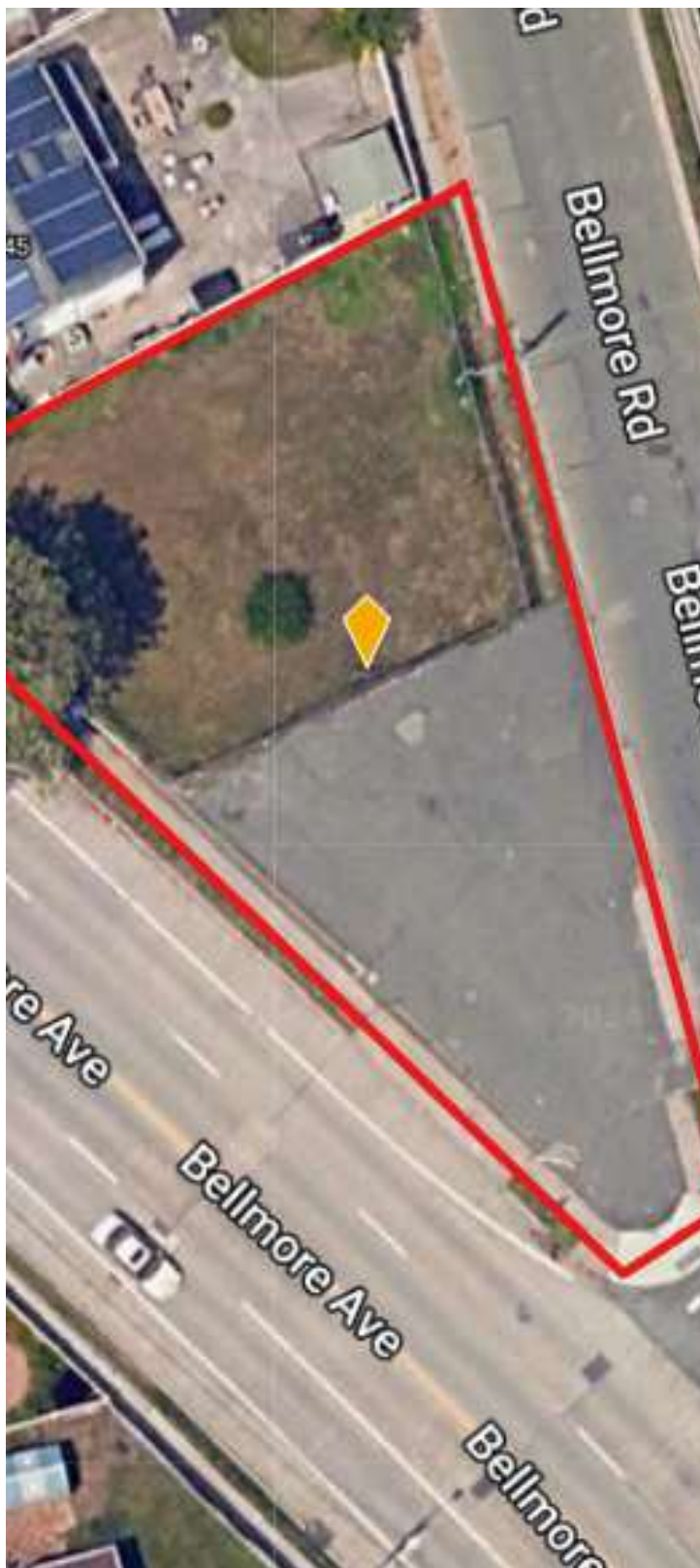
|               |                        |
|---------------|------------------------|
| Sale Price:   | Call to discuss price  |
| Lease Rate:   | \$30.00 SF/yr (Ground) |
| Available SF: | 8,500 SF               |
| Lot Size:     | 0.2 Acres              |

| Demographics      | 1 Mile    | 3 Miles   | 5 Miles   |
|-------------------|-----------|-----------|-----------|
| Total Households  | 8,089     | 58,614    | 134,465   |
| Total Population  | 24,376    | 184,964   | 437,063   |
| Average HH Income | \$217,883 | \$189,754 | \$176,721 |

## For More Information

**Joseph Zago**

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### Property Description

Discover a lucrative opportunity at 1751 Bellmore Ave, North Bellmore, NY, 11710—an ideal site for owner/operators or investors. This prime property offers significant potential for commercial development with its advantageous zoning (X) and strategic location in the heart of Long Island. Whether you're looking to establish a business, expand operations, or add to your investment portfolio, this property is perfectly positioned to deliver strong returns. Its sought-after Long Island address ensures visibility, accessibility, and a vibrant market. Don't miss this rare chance to secure a property that offers flexibility and future growth in a thriving area.

### Location Description

The corner of Bellmore Road and Bellmore Avenue in North Bellmore, NY is a busy intersection in a area with a mix of residential and commercial properties. It's characterized by a mix of single-family homes and local businesses. You'll likely find a variety of stores, restaurants, and other services within walking distance.

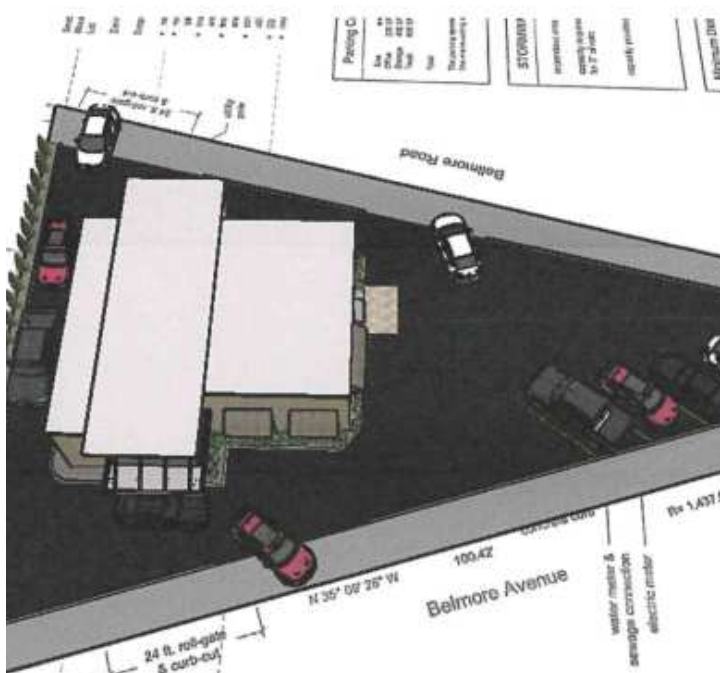
### Site Description

The 8,500 square foot vacant lot at the corner of Bellmore Road and Bellmore Avenue in North Bellmore, NY, presents a unique opportunity for ground-up retail development. This prime location offers exceptional visibility and accessibility, making it an ideal site for a new retail establishment.

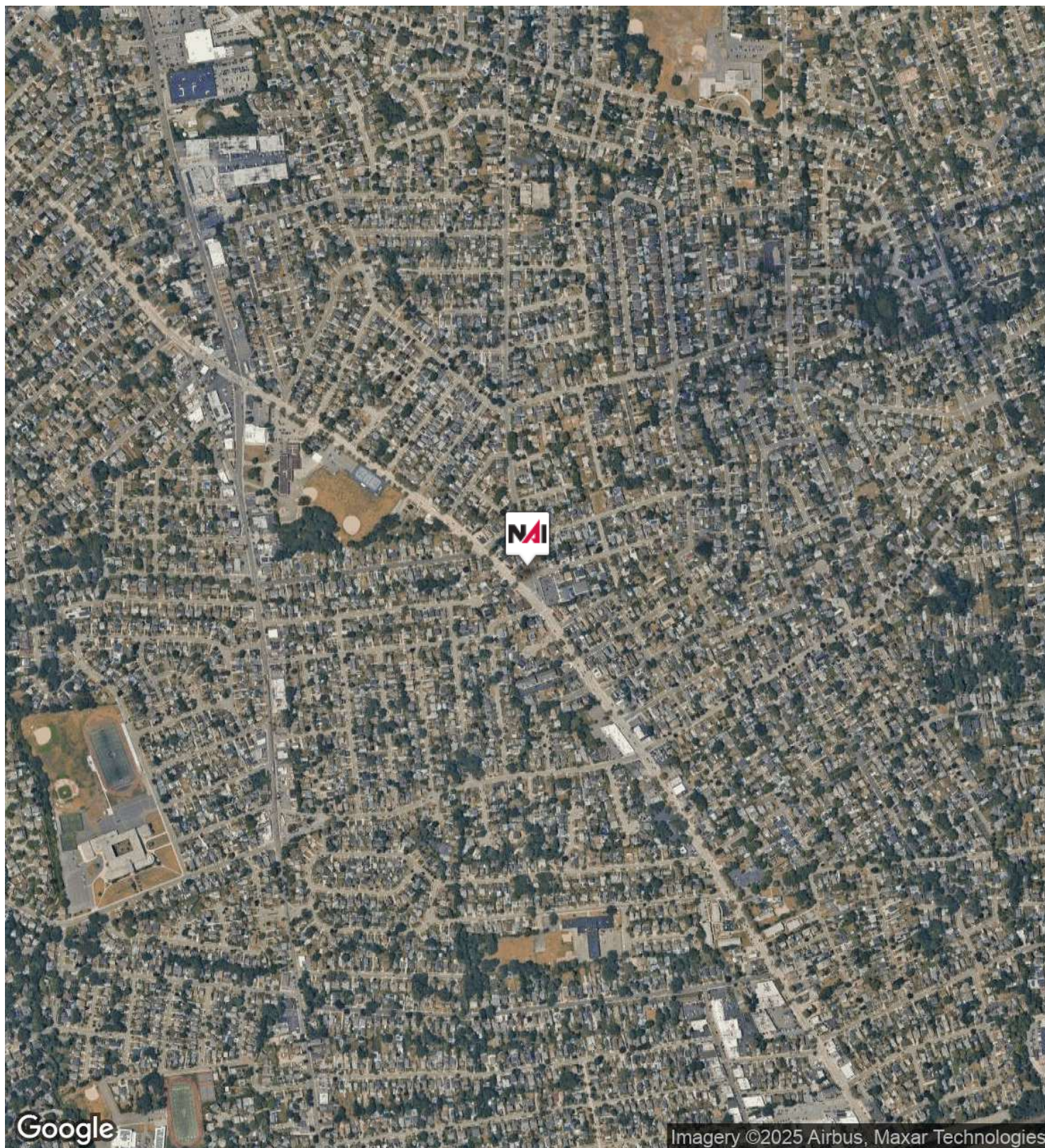
Situated in a well-established residential neighborhood, the lot benefits from a steady stream of foot traffic and vehicular traffic. The nearby presence of schools, businesses, and commuter routes further contributes to the area's daytime population.

The corner location ensures maximum visibility from both Bellmore Road and Bellmore Avenue, two major thoroughfares in the area. The site's blank canvas allows for the development of a building with optimal design and layout to suit the specific needs of a retail tenant. Given these factors, the lot is well-suited for a variety of retail uses, including convenience stores, restaurants, fast-food outlets, and specialty retail shops. The combination of high visibility, accessibility, and a strong customer base makes this location an attractive proposition for retailers looking to establish a presence in the North Bellmore area.

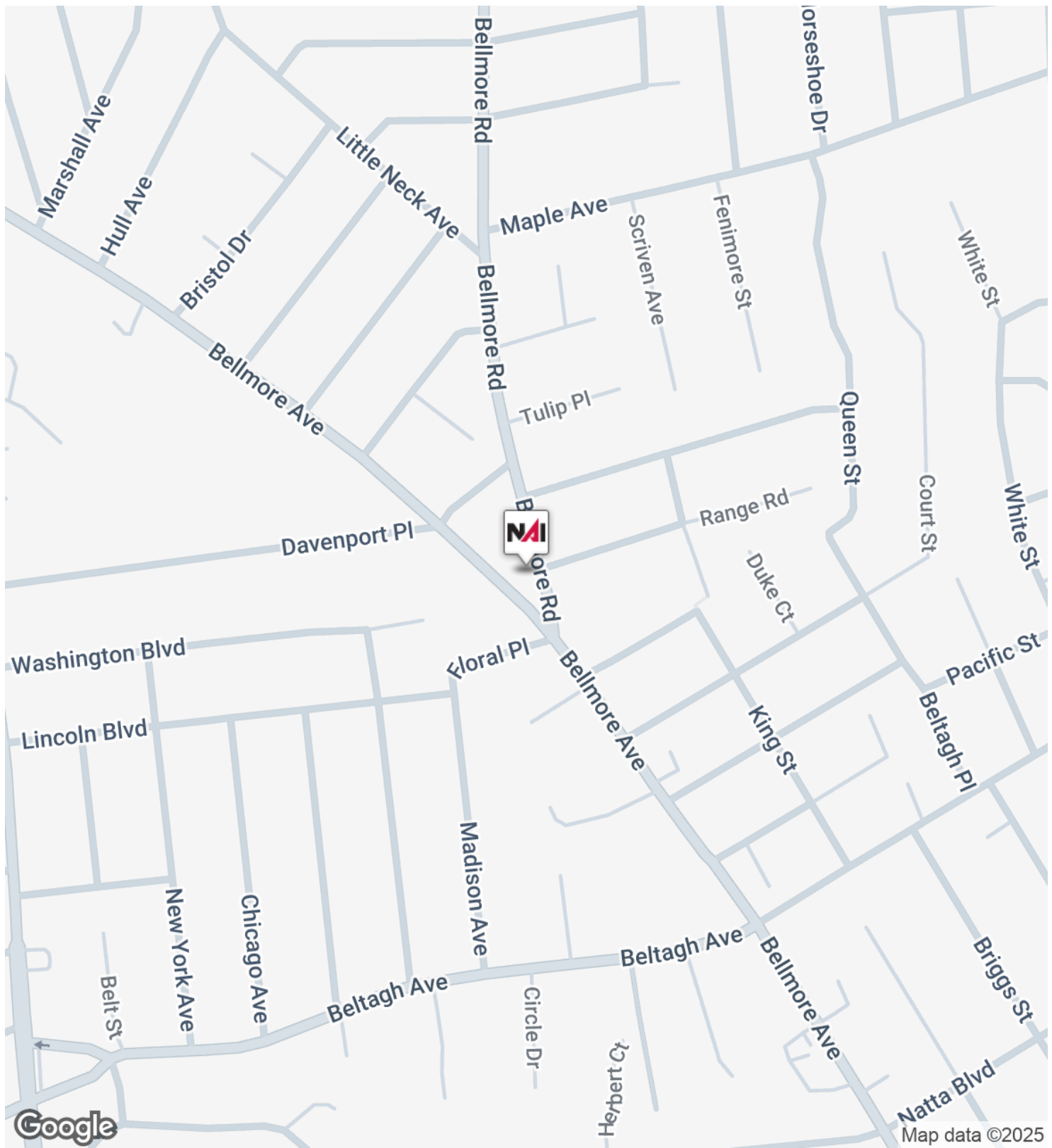


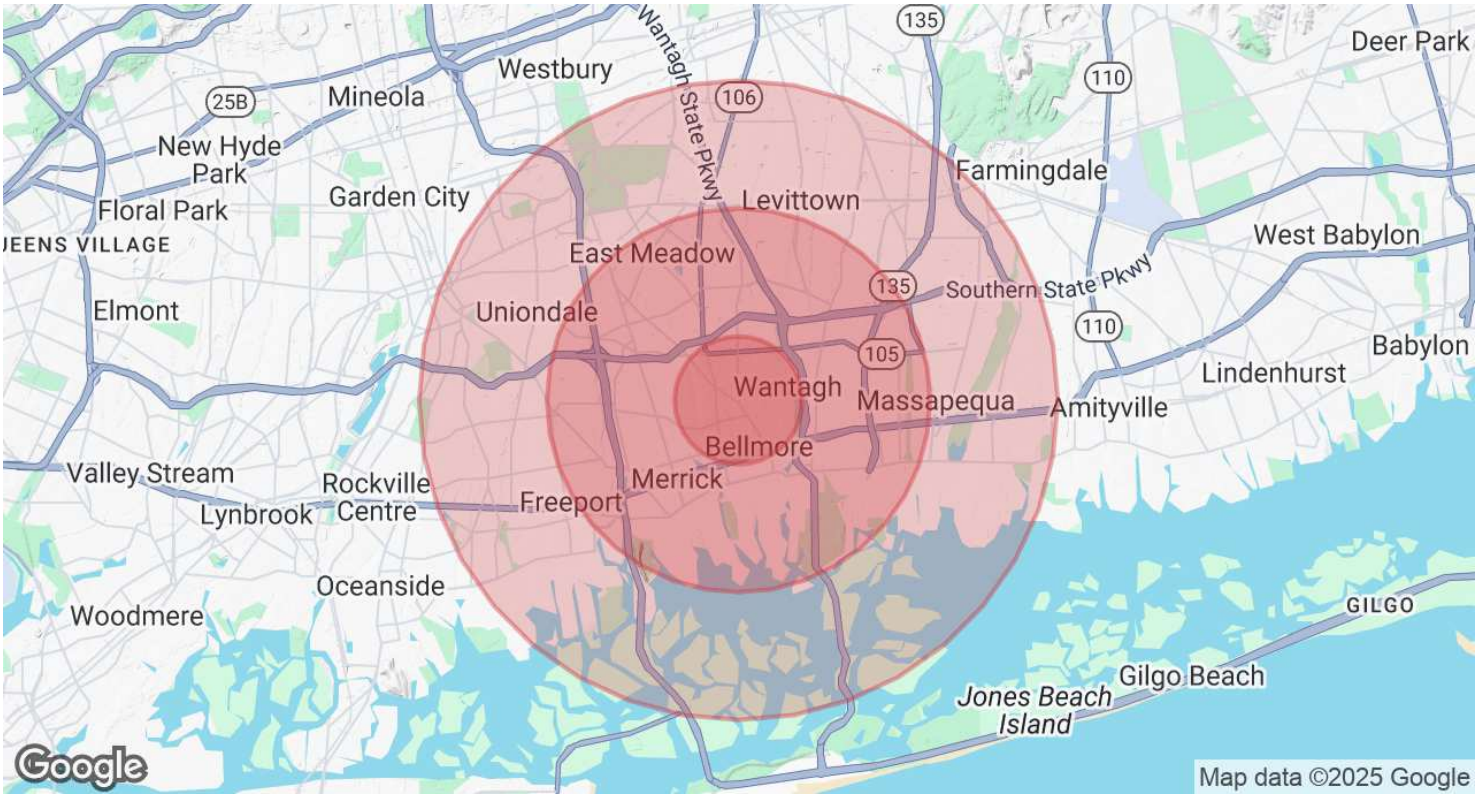








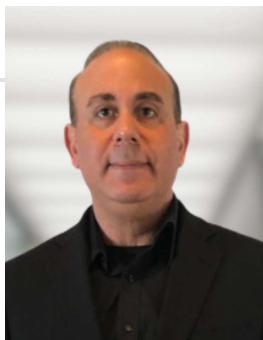




| Population           | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population     | 24,376 | 184,964 | 437,063 |
| Average Age          | 42     | 42      | 42      |
| Average Age (Male)   | 41     | 41      | 40      |
| Average Age (Female) | 43     | 43      | 43      |

| Households & Income | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 8,089     | 58,614    | 134,465   |
| # of Persons per HH | 3         | 3.2       | 3.3       |
| Average HH Income   | \$217,883 | \$189,754 | \$176,721 |
| Average House Value | \$734,041 | \$684,643 | \$639,727 |

Demographics data derived from AlphaMap



**Joseph Zago**

Associate

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### Professional Background

Joseph Zago, a seasoned real estate professional with over two decades of experience, has seamlessly transitioned from the residential sector to the dynamic world of commercial real estate. His journey is defined by an unwavering commitment to excellence and outstanding customer service.

Joseph embarked on his real estate career in 2000, where he specialized in residential, commercial, and rental sales. His versatility and dedication have made him a respected expert in these domains.

As a co-owner of Zago Property Management LLC, Joseph oversaw various critical aspects of property management, emphasizing honesty, integrity, and transparent financial reporting to provide professional property management services. His mission is to safeguard his clients' investments and enhance profitability.

Before his real estate career, Joseph excelled in corporate sales at British Airways, where he honed his networking skills and customer relations expertise. His ability to handle unique client requirements and resolve complex issues made him an invaluable asset.

Joseph's leadership extends beyond his real estate roles. He has taught the Entrepreneurship Master program at NYIT School of Management, leaving a lasting impact on students in both the USA and Canada. Additionally, he served as Nassau Co-Chair for the Cystic Fibrosis Foundation from February 2011 to February 2013, raising over \$100,000 for the cause. His dedication to charitable organizations like the Osteogenesis Imperfecta (OI) Foundation, Arthritis Foundation, and Rocco's Voice for Autism is rooted in personal connections.

Outside of his professional life, Joseph is an avid reader, movie enthusiast, and passionate bike rider. However, his greatest joy comes from spending quality time with his wife and twins in Plainview, cherishing the importance of maintaining relationships and savoring life's precious moments.

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