

FOR SALE: MIXED-USE BLDG IN BETHPAGE W/BASEMENT

355 Hicksville Rd | Bethpage, NY
OFFERING MEMORANDUM



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CONTENTS

01 Executive Summary

Investment Summary

02 Property Description

Property Features

Property Images

03 Location

Local Business Map

Aerial View Map

04 Demographics

General Demographics

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OFFERING SUMMARY

ADDRESS	355 Hicksville Rd Bethpage NY 11714
BUILDING SF	6,865 SF
LAND ACRES	.4936
LAND SF	21,500 SF
YEAR BUILT	1963
APN	2089-46-M-00-0245-0

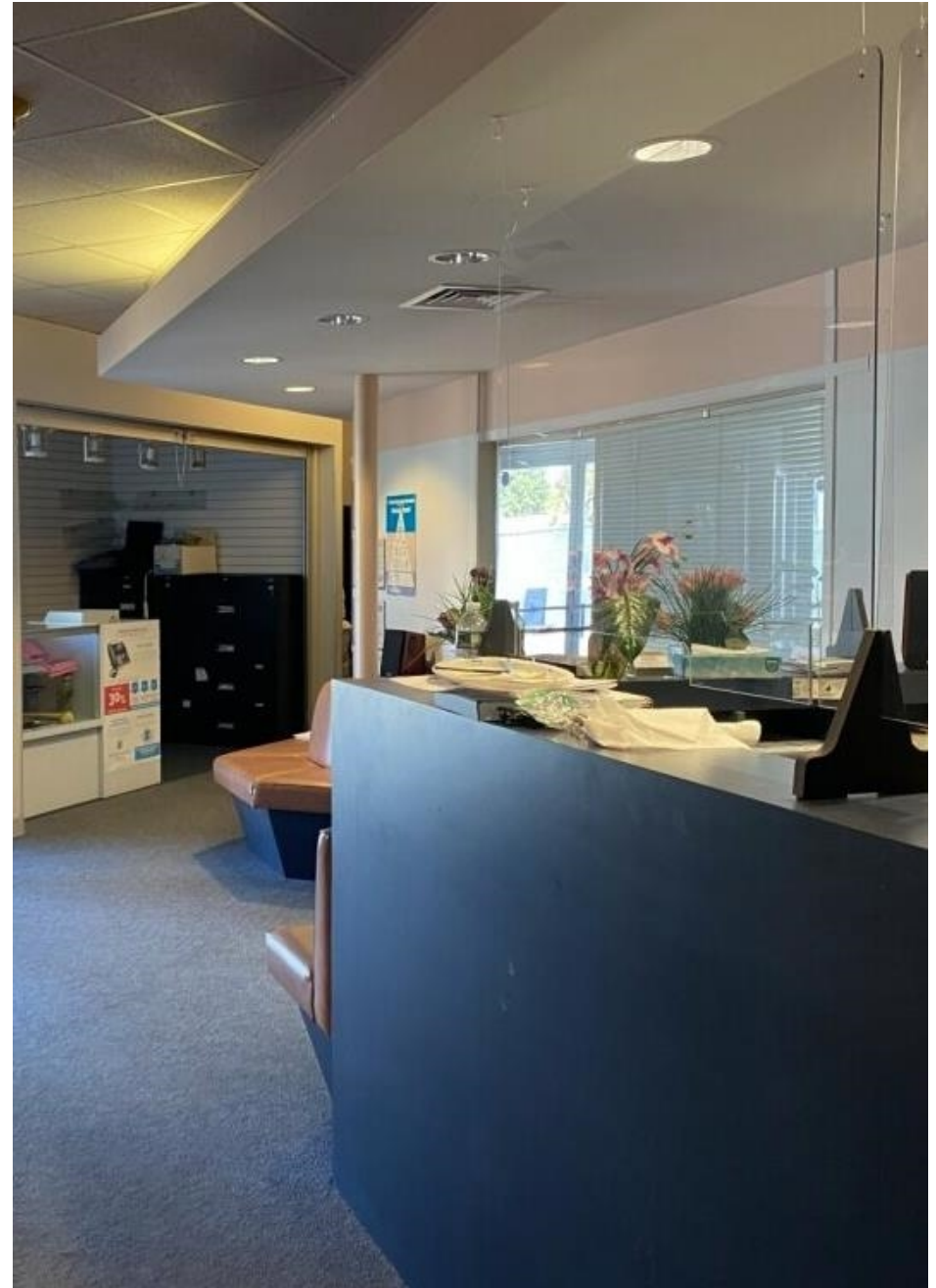
FINANCIAL SUMMARY

PRICE	\$3,654,000
PRICE PSF	\$532.27

Investment Summary

- For Sale: 2-Story Mixed-Use Building in Bethpage, NY
- The Property includes one (1) medical and physical therapy offices with full gym, separate studio which can accommodate meeting 60 chairs room, dance and yoga studio with a floating floor, and store on the first floor; and one (1) newly renovated two-bedroom apartment with Ductless mini-split systems, two-bath, pantry, cedar closet, laundry and slop sink and a second floor patio.

The property also contains 1,945 square feet of basement space.
- The Property is located along a main throughfare of Hicksville Road with 16,000+ vehicles per day.
- The Property has plenty of parking in the front and the rear as well as along the driveway.
- The ground floor and the basement will be delivered vacant at closing. The second floor apartment has a few months left on the lease.



- The building is protected by new motion-activated outdoor LED lights with dusk-to-dawn sensors on four sides of the building.

PROPERTY FEATURES

NUMBER OF TENANTS	1
BUILDING SF	6,865
LAND SF	21,500
LAND ACRES	.4936
YEAR BUILT	1963
# OF PARCELS	1
ZONING TYPE	Business X Zoning
BUILDING CLASS	C
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
STREET FRONTAGE	99 feet of frontage on Hicksville Road
CORNER LOCATION	No

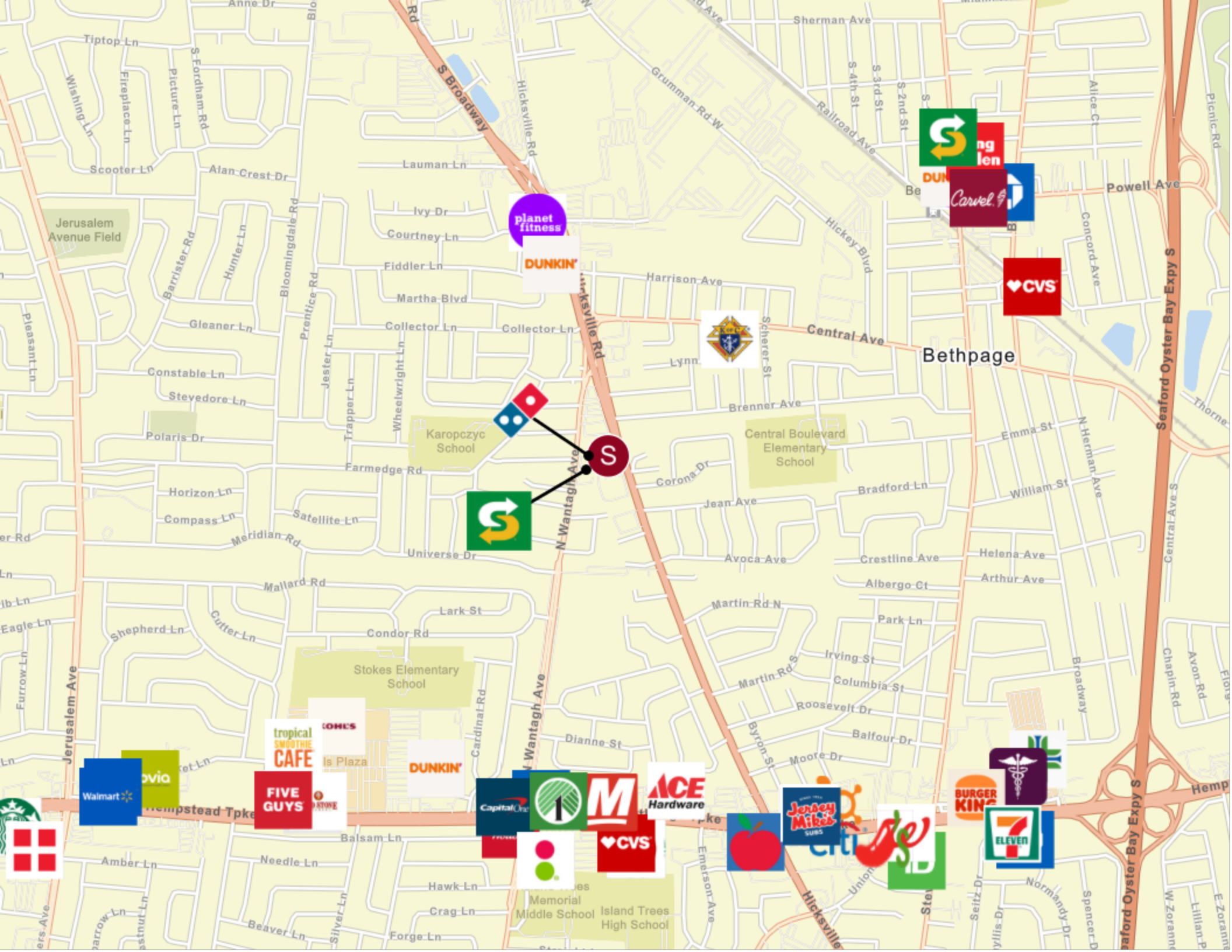


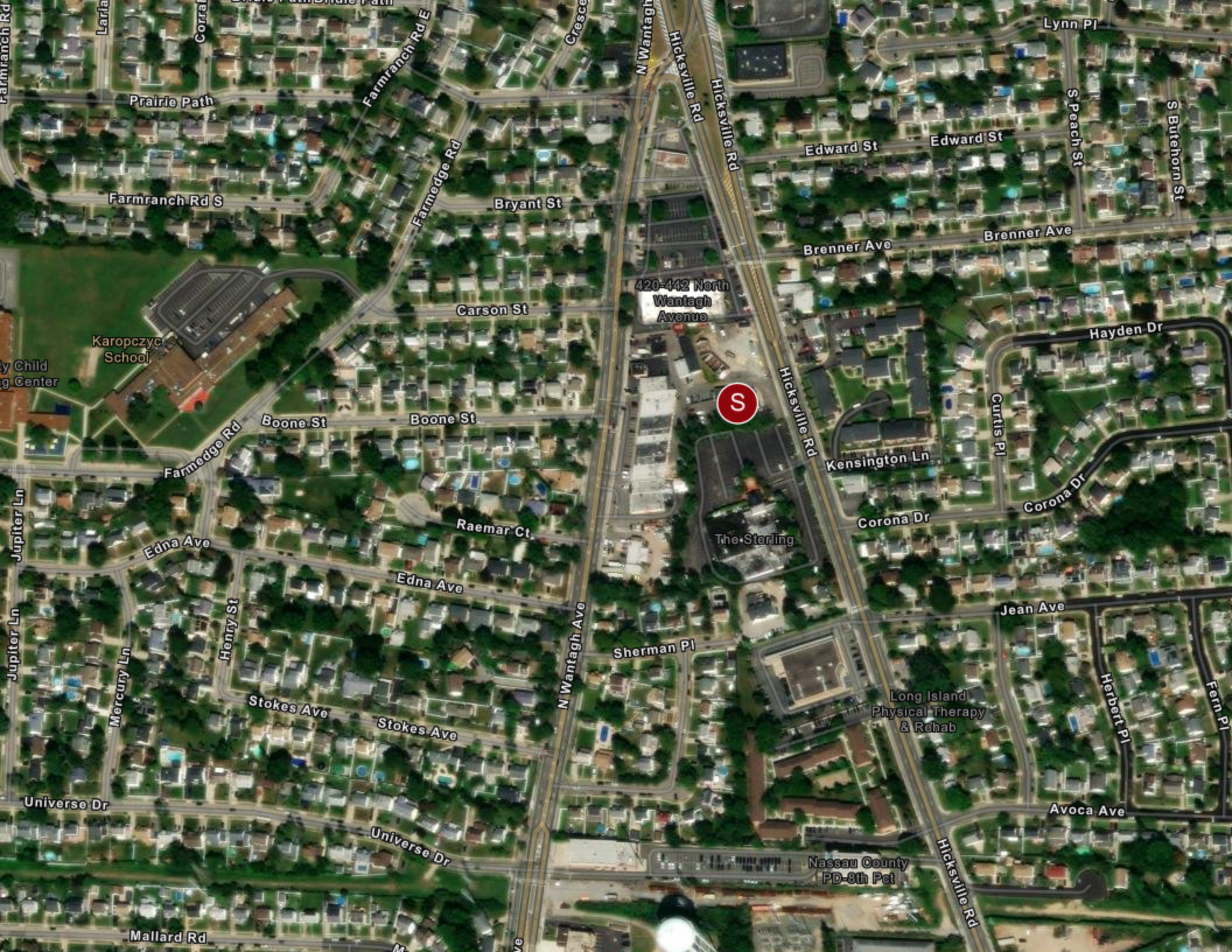












S

420-442 North Wantagh Avenue

The Sterling

Long Island Physical Therapy & Rehab

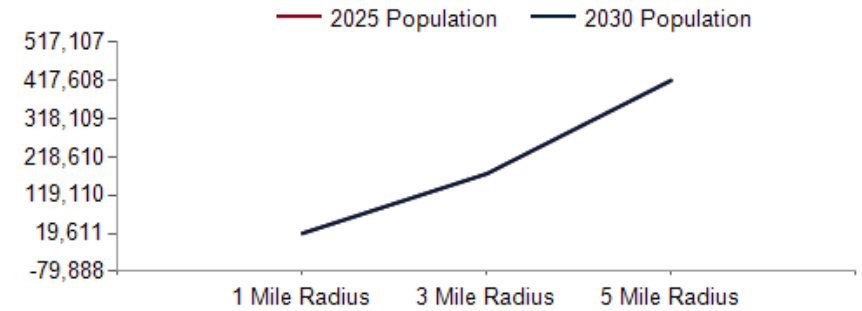
Nassau County PD-8th Pct

Karopczyc School

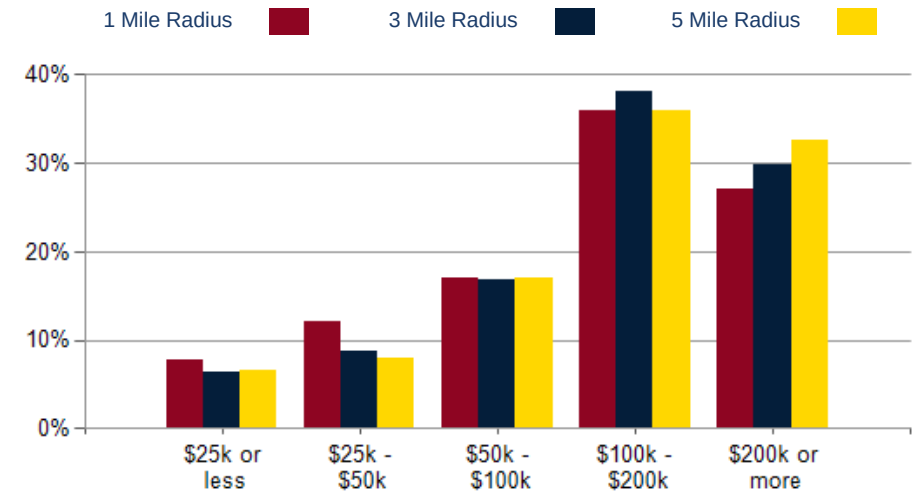
Child Center

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	20,104	176,074	409,790
2010 Population	19,521	172,763	409,415
2025 Population	19,611	174,589	417,267
2030 Population	19,616	174,847	417,608
2025 African American	283	3,117	22,695
2025 American Indian	68	539	1,381
2025 Asian	3,093	29,550	65,576
2025 Hispanic	3,157	26,080	65,150
2025 Other Race	1,258	10,656	30,329
2025 White	13,152	115,925	263,515
2025 Multiracial	1,749	14,755	33,664
2025-2030: Population: Growth Rate	0.05%	0.15%	0.10%

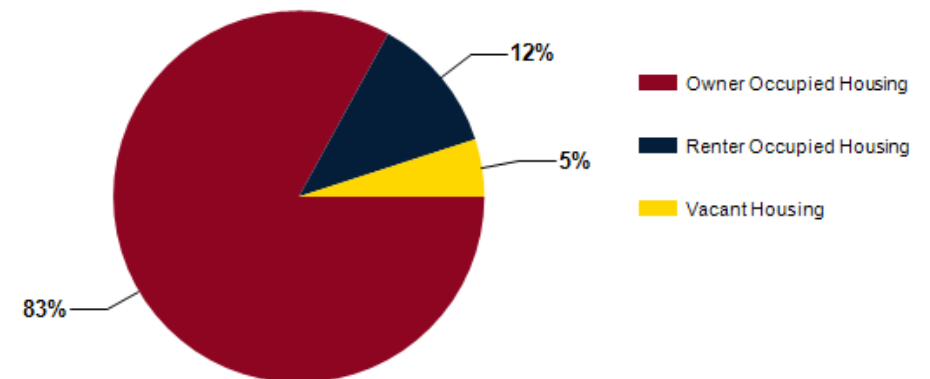
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	181	1,777	4,346
\$15,000-\$24,999	340	1,892	4,440
\$25,000-\$34,999	233	1,919	4,212
\$35,000-\$49,999	565	3,075	6,495
\$50,000-\$74,999	454	4,392	10,806
\$75,000-\$99,999	674	5,262	12,124
\$100,000-\$149,999	1,568	11,820	26,164
\$150,000-\$199,999	820	10,020	22,458
\$200,000 or greater	1,800	17,044	43,944
Median HH Income	\$122,314	\$141,013	\$147,042
Average HH Income	\$164,686	\$180,052	\$191,198



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

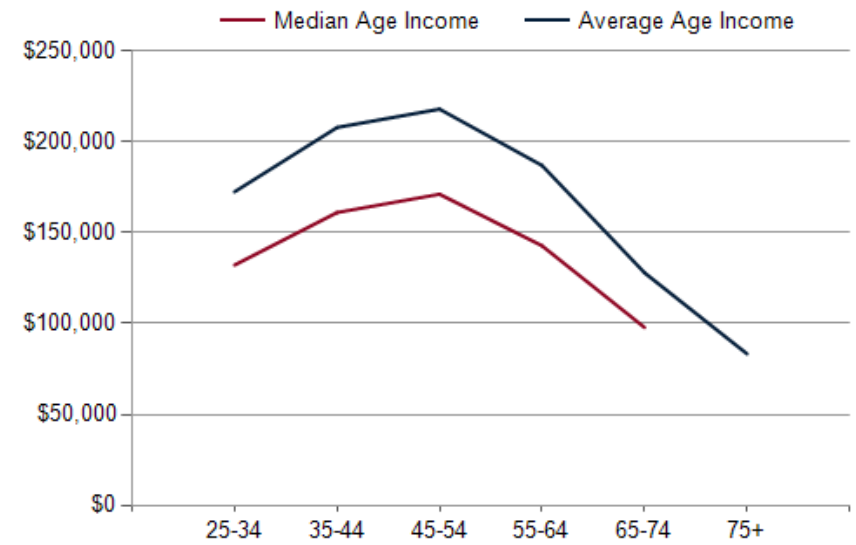
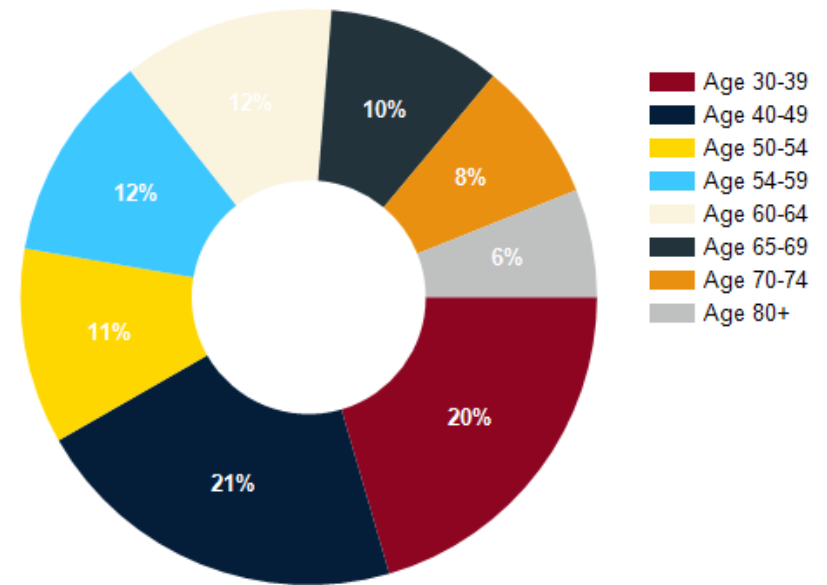


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,207	11,071	24,954
2025 Population Age 35-39	1,277	11,342	26,155
2025 Population Age 40-44	1,305	12,150	28,941
2025 Population Age 45-49	1,268	11,016	26,887
2025 Population Age 50-54	1,333	11,667	28,313
2025 Population Age 55-59	1,416	12,441	28,705
2025 Population Age 60-64	1,440	12,633	29,101
2025 Population Age 65-69	1,187	11,143	26,120
2025 Population Age 70-74	955	8,615	20,809
2025 Population Age 75-79	735	6,426	15,545
2025 Population Age 80-84	523	4,148	9,806
2025 Population Age 85+	599	4,899	12,280
2025 Population Age 18+	15,880	141,590	335,140
2025 Median Age	44	43	43
2030 Median Age	45	44	44

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$132,190	\$150,520	\$151,519
Average Household Income 25-34	\$172,545	\$188,450	\$194,640
Median Household Income 35-44	\$161,132	\$170,112	\$174,460
Average Household Income 35-44	\$207,979	\$217,571	\$226,922
Median Household Income 45-54	\$171,220	\$180,990	\$189,749
Average Household Income 45-54	\$218,078	\$228,604	\$243,146
Median Household Income 55-64	\$142,841	\$166,477	\$173,148
Average Household Income 55-64	\$187,055	\$208,101	\$221,180
Median Household Income 65-74	\$97,859	\$104,275	\$107,772
Average Household Income 65-74	\$127,970	\$139,684	\$151,899
Average Household Income 75+	\$83,331	\$93,493	\$98,986

Population By Age



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