



NEW DEVELOPED RETAIL STRIP FOR SALE

401 Hicksville Rd, Bethpage, NY 11714

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Property Specifications

Property Address	401 Hicksville Rd, Bethpage, NY 11714
Asking PRice	\$3,400,000
Building Size	3,500 SF
Year Built	2025
Ceiling Height	14'
Total Space Available	3,500 SF
Parking Ratio	7.43/1,000 SF
Rental Rate	\$55.00/SF/YR NNN
Year Built	2025
Property Type	Retail/Office



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EXECUTIVE SUMMARY

Discover a brand-new construction Retail/Office building located on Hicksville Road in Bethpage, NY. This property offers 3,500 SF of new construction building at 401 Hicksville Rd offers prime retail/office space with 14' ceilings, 26-car on-site parking, and excellent visibility along a major thoroughfare. The building features 5 storefronts that can be subdivided, with build-to-suit options, central air and heating, CCTV, natural light, and basement access. Situated in a prime Bethpage location near major roadways, retail centers, and transportation, this building offers excellent visibility, accessibility, and adaptability for a growing or established business.

A standout advantage is the private on-site parking in the rear, providing convenience for both clients and staff. Situated in a prime Hicksville location near major roadways, retail centers, and transportation, this building offers excellent visibility, accessibility, and adaptability for a growing or established business.



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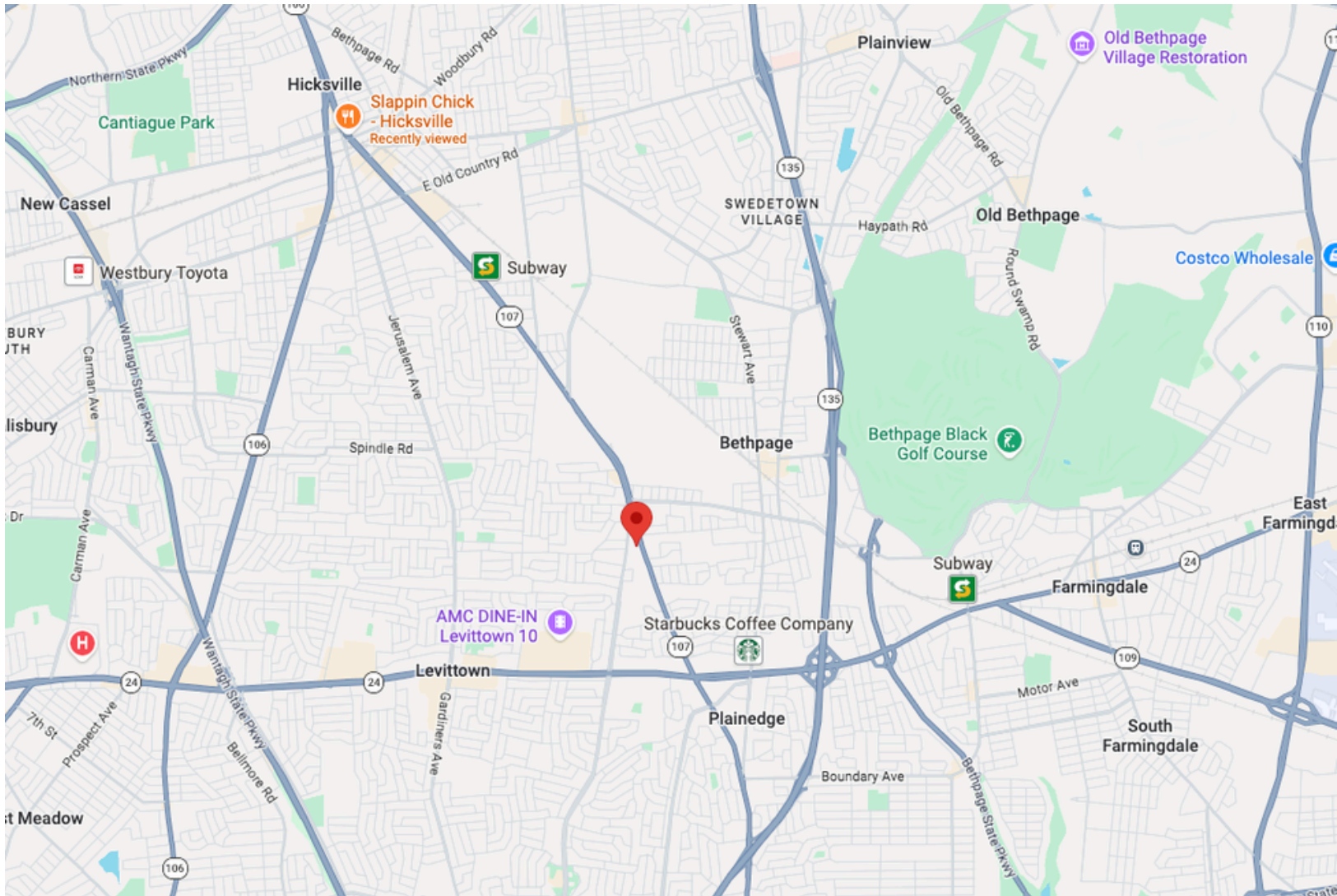


DEMOGRAPHICS

Category	5 Miles
2024 Population	409,947
2029 Future Est. Population	402,462
2024 Households	132,866
2029 Future Est. Households	130,300
Median Home Value	\$633,460
Average Household Income	\$157,188
Median Household Income	\$133,686



AERIAL LAYOUT



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