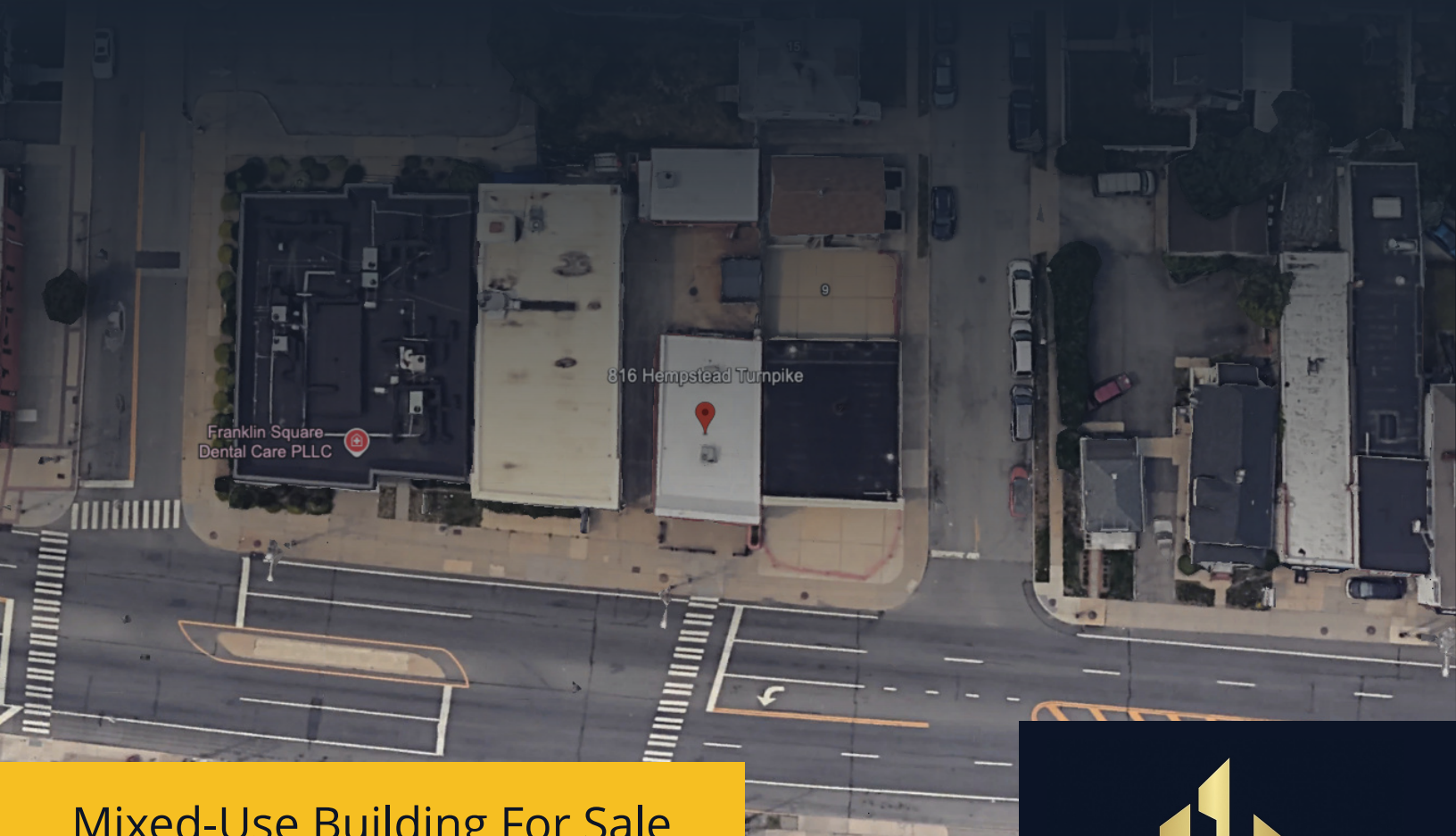


816 HEMPSTEAD TPKE, FRANKLIN SQUARE, NY 11010

816 Hempstead Turnpike



Mixed-Use Building For Sale

PROPERTY DESCRIPTION

Prime mixed-use commercial opportunity at 816 Hempstead Turnpike in Franklin Square, NY. This well-located property offers excellent visibility along a high-traffic corridor, ideal for retail, office, or service-based businesses. The building features approximately 2,050 SF on the main level, including two separate suites, plus a 600 SF storage/workshop and 1,160 SF basement support area, totaling 3,210 SF. The site sits on an approximately 4,656 SF lot with a secure gated driveway, providing both functionality and accessibility.

This is an excellent opportunity for an end user to occupy Suite B along with the storage/workshop, while leasing out Suite A in the front for additional income. Delivered vacant, allowing for immediate customization and occupancy. Taxes = \$19,476

PROPERTY HIGHLIGHTS

- High-visibility location on busy Hempstead Turnpike with strong traffic counts
- Two separate suites within the main retail/office building (ideal for owner-user + income)
- 2,050 SF Main Floor + 1,160 SF Basement (3,210 SF Total)
- Secure gated driveway
- Delivered vacant - ideal for owner-user or investment



HedgeStone
COMMERCIAL
REAL ESTATE

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Property Summary

816 HEMPSTEAD TPKE, FRANKLIN SQUARE, NY 11010
817 HEMPSTEAD TURNPIKE | MIXED-USE BUILDING FOR SALE



PROPERTY DESCRIPTION

Prime mixed-use commercial opportunity at 816 Hempstead Turnpike in Franklin Square, NY. This well-located property offers excellent visibility along a high-traffic corridor, ideal for retail, office, or service-based businesses. The building features approximately 2,050 SF on the main level, including two separate suites, plus a 600 SF storage/workshop and 1,160 SF basement support area, totaling 3,210 SF. The site sits on an approximately 4,656 SF lot with a secure gated driveway, providing both functionality and accessibility. This is an excellent opportunity for an end user to occupy Suite B along with the storage/workshop, while leasing out Suite A in the front for additional income. Delivered vacant, allowing for immediate customization and occupancy. Taxes = \$19,476

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OFFERING SUMMARY

Sale Price:	\$849,000
Taxes:	\$19,476
Lot Size:	4,657 SF
Building Size: 2,050 SF Main Floor	3,210 SF Including Basement

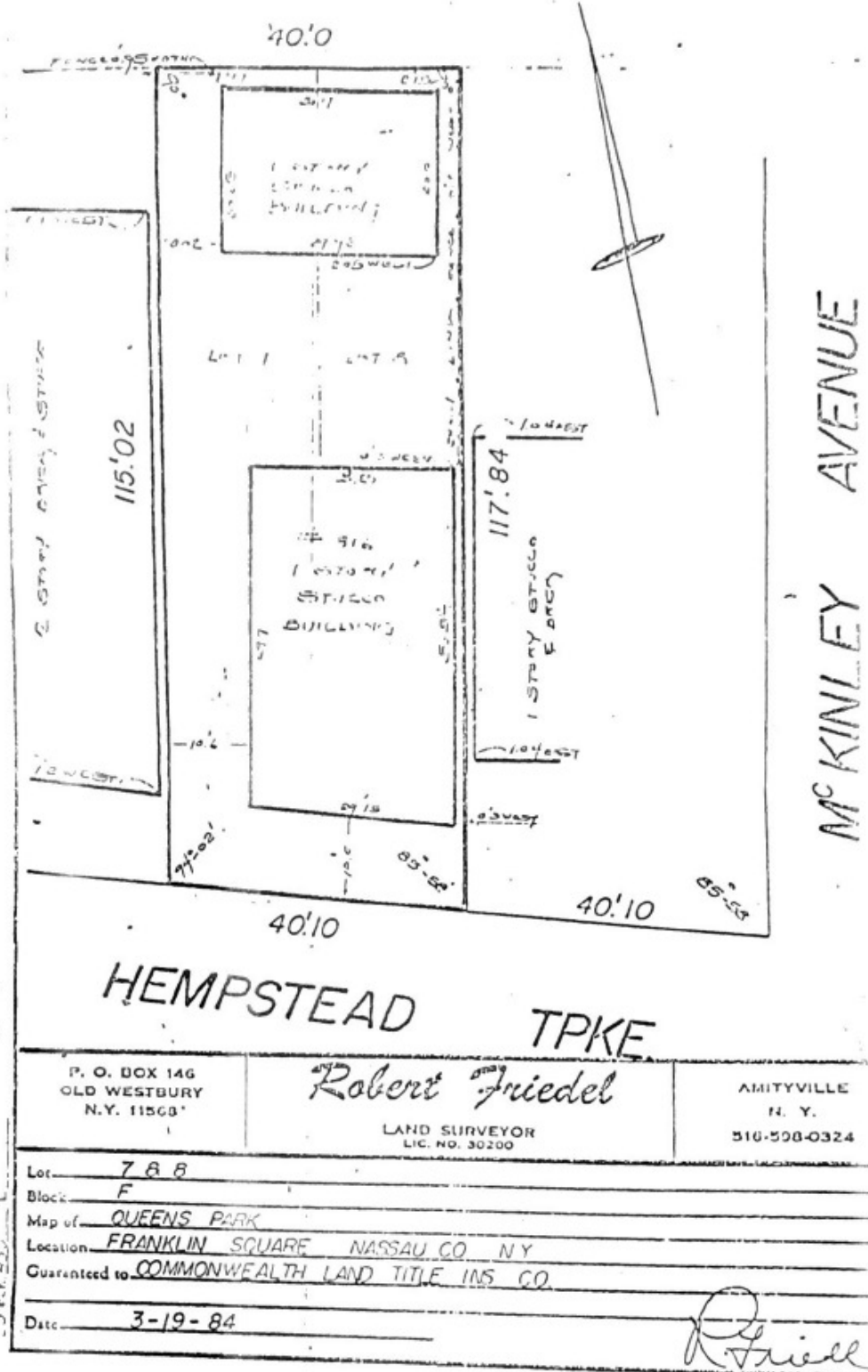
DEMOGRAPHICS

	1 MILES	3 MILES	5 MILE
Total Households	9,944	81,625	246,349
Total Population	30,998	259,813	769,900
Average HH Income	\$168,093	\$170,337	\$157,587

Survey

816 Hempstead Turnpike

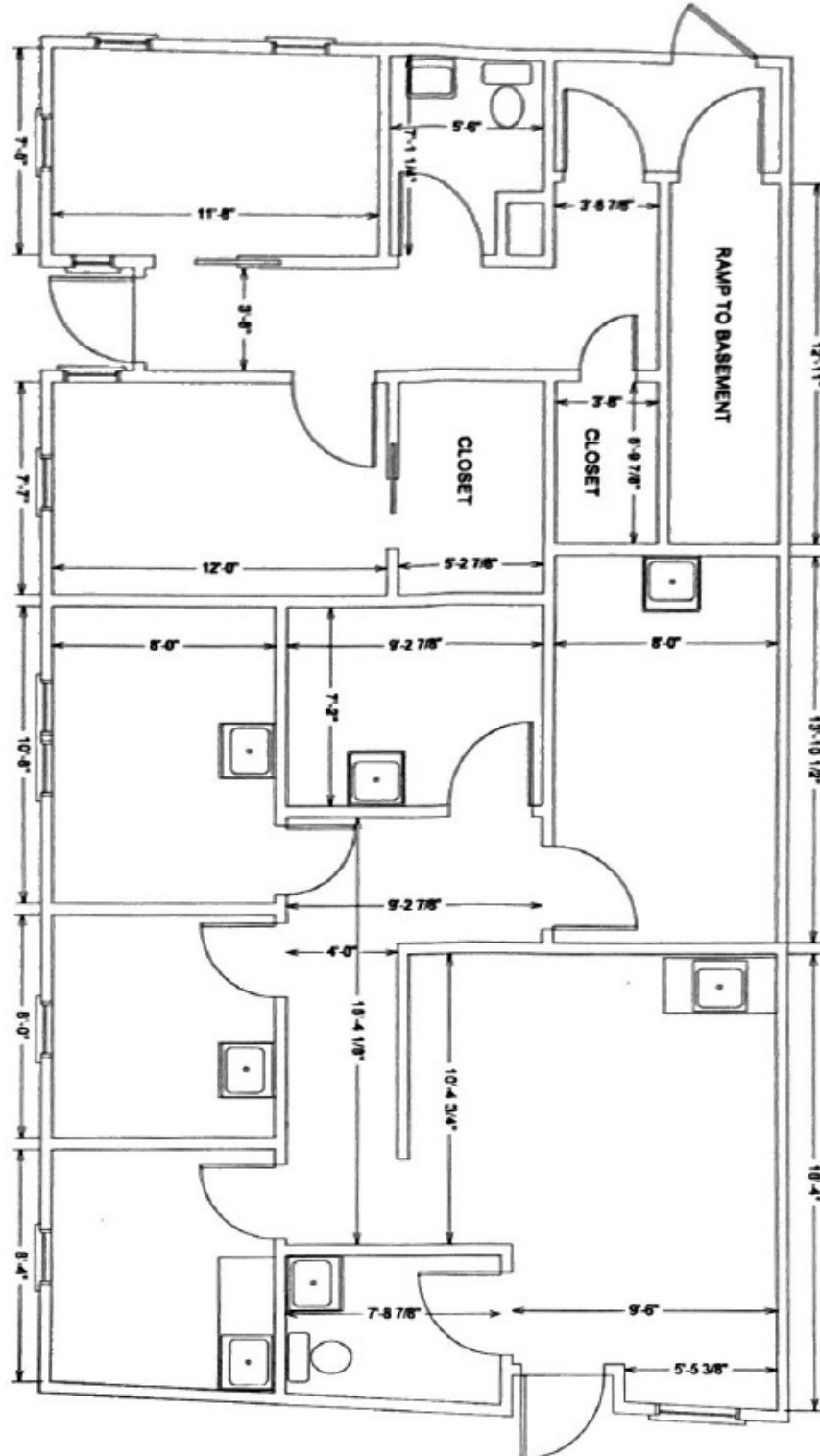
816 HEMPSTEAD TPKE, FRANKLIN SQUARE, NY 11010
816 HEMPSTEAD TURNPIKE | MIXED-USE BUILDING FOR SALE



Floor Plan

816 Hempstead Turnpike

816 HEMPSTEAD TPKE, FRANKLIN SQUARE, NY 11010
816 HEMPSTEAD TURNPIKE | MIXED-USE BUILDING FOR SALE



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Permitted Uses

816 Hempstead Turnpike

816 HEMPSTEAD TPKE, FRANKLIN SQUARE, NY 11010
817 HEMPSTEAD TURNPIKE | MIXED-USE BUILDING FOR SALE



§ 196 Permitted uses.

A building may be erected, altered or used and a lot or premises may be used for any of the following purposes, and for no other:

- A. Single-family and two-family detached dwelling.
- B. Club, fraternity house or lodge.^[1]
[1] *Editor's Note: Former Sec. X-1.3, which immediately followed this subsection, was repealed 5-4-1954.*
- C. (Reserved)^[2]
[2] *Editor's Note: Former Subsection C, permitting schools, colleges and universities, was repealed effective 8-30-2007.*
- D. (Reserved)^[3]
[3] *Editor's Note: Former Subsection D, permitting religious uses, was repealed effective 8-30-2007.*
- E. Philanthropic use, excluding a correctional institution.
- F. Hospital, sanatorium and dormitory of an educational institution.
- G. Music school or dancing school.
- H. Agriculture, greenhouse and nursery.
- I. Municipal recreational use.
- J. Railway passenger station.
- K. Office, bank, financial institution and telephone exchange.
- L. Store for the sale, at retail, of articles to be used or consumed off the premises, which is not subject to the provisions of § 197 hereof.
- M. Restaurant other than a diner, lunch wagon, drive-in restaurant, drive-in luncheonette, drive-in counter or drive-in refreshment stand.
- N. When approved as a special exception by the Town Board, a public garage, minor garage, battery service station, tire service station, or a combination thereof, motor vehicle repair shop, whether or not operated in connection with new or used motor vehicle sales, boat repair shop, whether or not operated in connection with new or used boat sales, public utility buildings and structures.
[Effective 8-4-1975]
- O. Carpenter, hand cabinetmaking, furniture repair or upholstery shop, electrical shop, hand metalworking, blacksmith, tinsmith, new and unused plumbing, pet shop, gas, steam or hot-water fitting shop.
- P. Hand laundry, custom tailoring, hand dressmaking, shoemaking and repairing.
- Q. Sale or repair of jewelry, watches, clocks or optical goods, musical, professional or scientific instruments.
- R. Undertaking and embalming.

Additional Photos

816 Hempstead Turnpike

816 HEMPSTEAD TPKE, FRANKLIN SQUARE, NY 11010
817 HEMPSTEAD TURNPIKE | MIXED-USE BUILDING FOR SALE



Additional Photos

816 Hempstead Turnpike

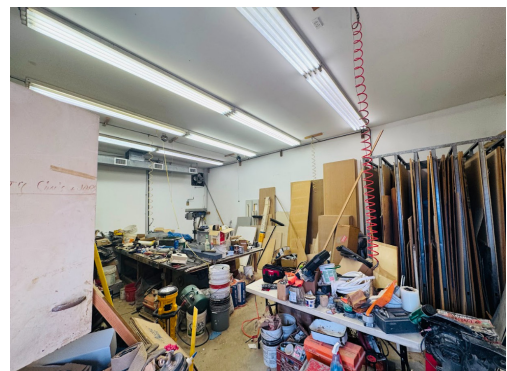
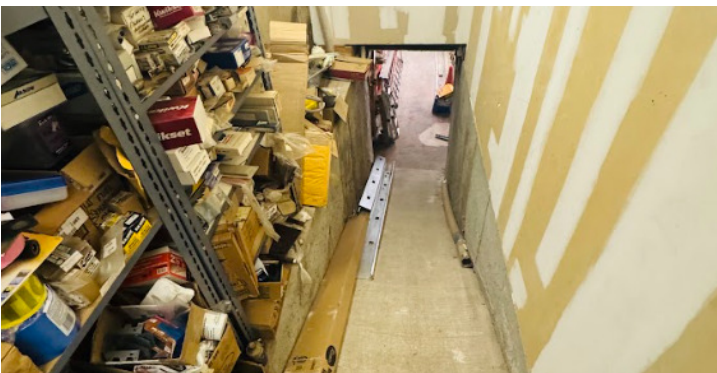
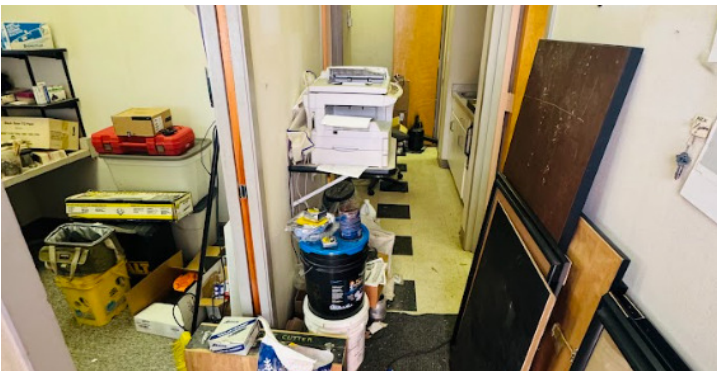
816 HEMPSTEAD TPKE, FRANKLIN SQUARE, NY 11010
816 HEMPSTEAD TURNPIKE | MIXED-USE BUILDING FOR SALE



Additional Photos

816 Hempstead Turnpike

816 HEMPSTEAD TPKE, FRANKLIN SQUARE, NY 11010
816 HEMPSTEAD TURNPIKE | OFFICE BUILDING FOR SALE

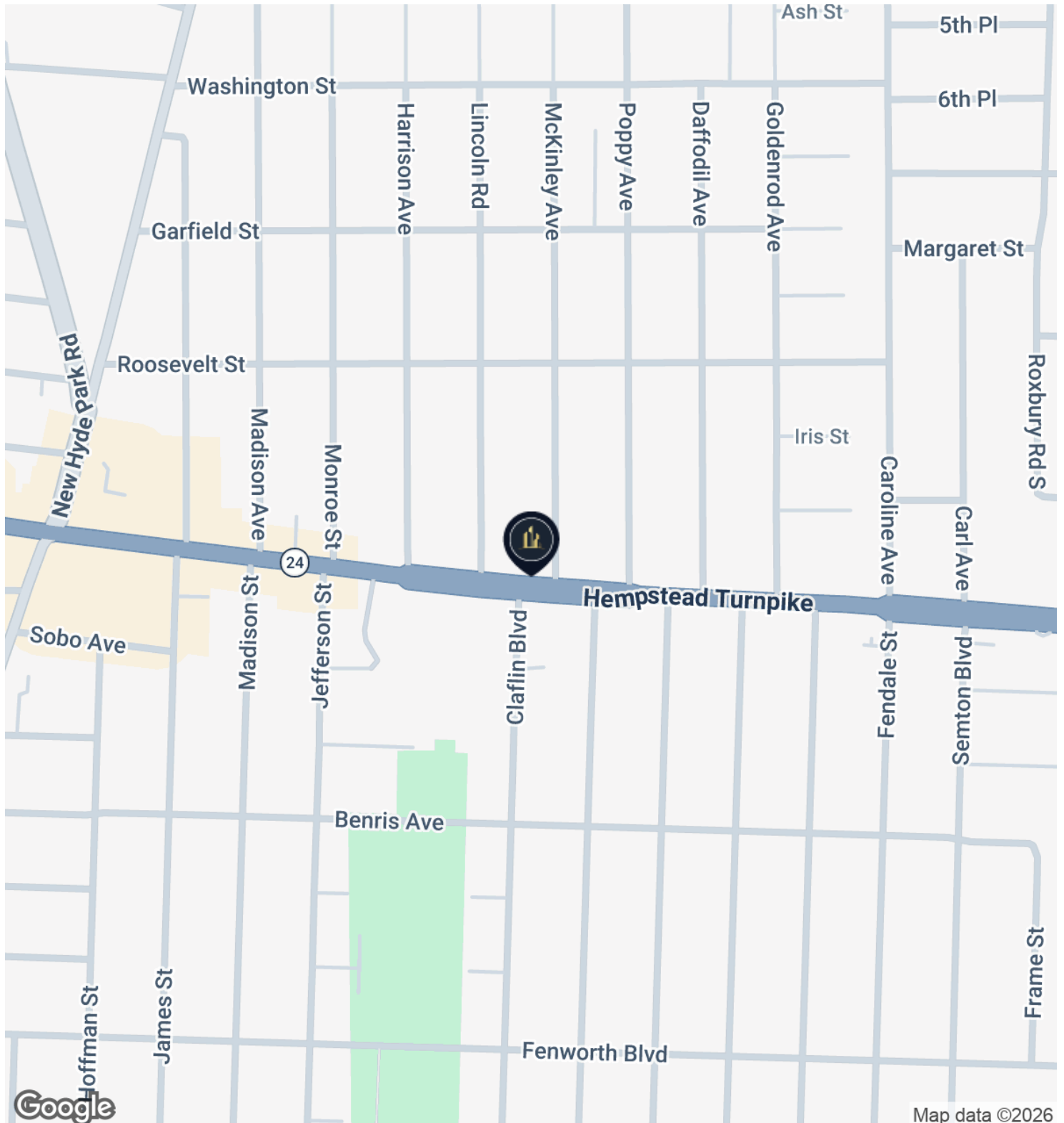


Location Map

816 Hempstead Turnpike



816 HEMPSTEAD TPKE, FRANKLIN SQUARE, NY 11010
817 HEMPSTEAD TURNPIKE | MIXED-USE BUILDING FOR SALE



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Retailer Map

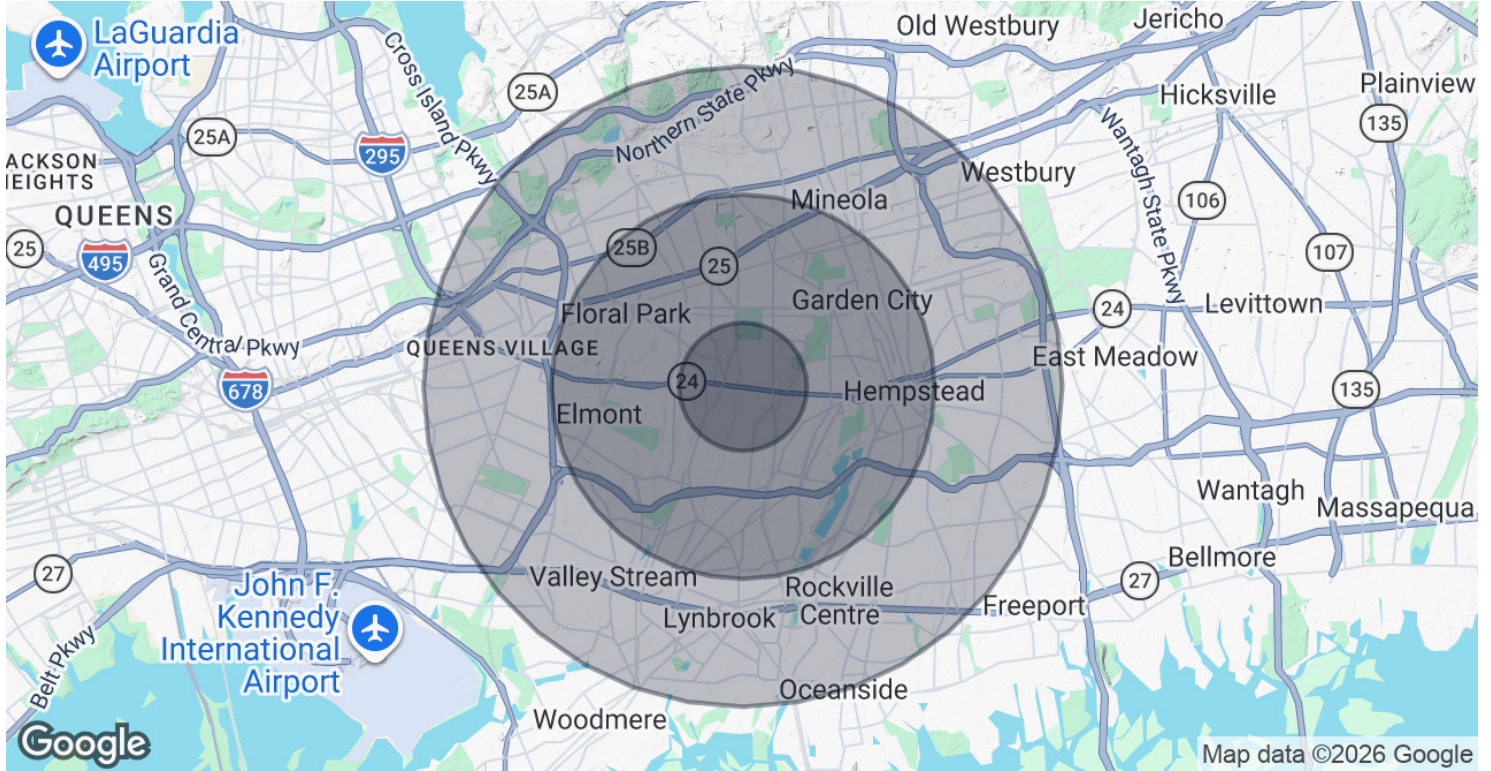
815 Hempstead Turnpike

816 HEMPSTEAD TPKE, FRANKLIN SQUARE, NY 11010
817 HEMPSTEAD TURNPIKE | MIXED-USE BUILDING FOR SALE



Demographics Map & Report

816 HEMPSTEAD TPKE, FRANKLIN SQUARE, NY 11010
817 HEMPSTEAD TURNPIKE | MIXED-USE BUILDING FOR SALE



POPULATION	1 MILES	3 MILES	5 MILE
Total Population	30,998	259,813	769,900
Average Age	42.0	40.7	42.3
Average Age (Male)	41.5	39.1	40.8
Average Age (Female)	41.5	42.2	43.7

HOUSEHOLDS & INCOME	1 MILES	3 MILES	5 MILE
Total Households	9,944	81,625	246,349
# of Persons per HH	3.1	3.2	3.1
Average HH Income	\$168,093	\$170,337	\$157,587
Average House Value	\$725,210	\$701,437	\$674,363

2023 American Community Survey (ACS)

CONTACT US



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