

OFFERING MEMORANDUM

1620 Front St | East Meadow, New York 11554

FOR SALE



Commercial



ellimancommercial.com

EXECUTIVE SUMMARY



1620 Front St | East Meadow, New York 11554

Building Size:	2,624 SF	Lot Size:	20,003 SF
Available SF:	2,624 SF	Sale Price:	\$1,750,000
Number of Units:	1		
Year Built:	1983		

**enter disclaimer here...*

Property Overview

This 2624 square foot freestanding medical office building or development site sits on 100 x 200 lot with on site parking at a cornered property. Ideal for a medical end user/investor, or developer looking to expand the rentable square feet. Use now build later or build now for future cash flow. Located 6 minutes from Nassau Coliseum and Nassau University Medical Center.

Exclusively represented by:

Ben Indiviglia

Licensed Real Estate Salesperson
516.353.6549 Email: ben.indiviglia@elliman.com

PROPERTY HIGHLIGHTS

1620 Front St | East Meadow, New York 11554

- 100 x 200 Lot Size
- Free Standing Building
- Close to Meadowbrook Parkway
- On-Site Parking
- Development Site
- Built Out Medical Office

Join Neighbors:



Exclusively represented by:

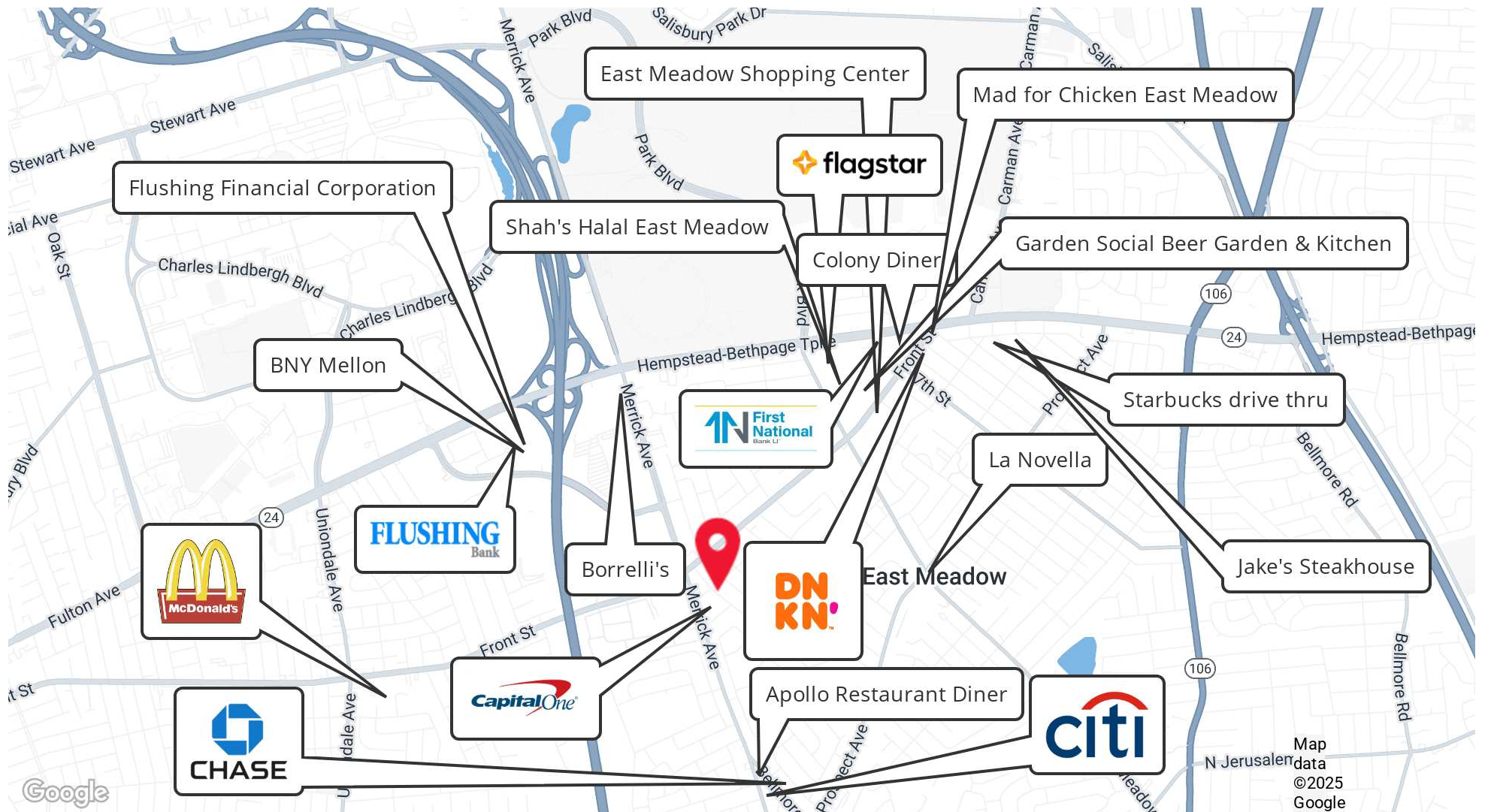
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RETAILER MAP

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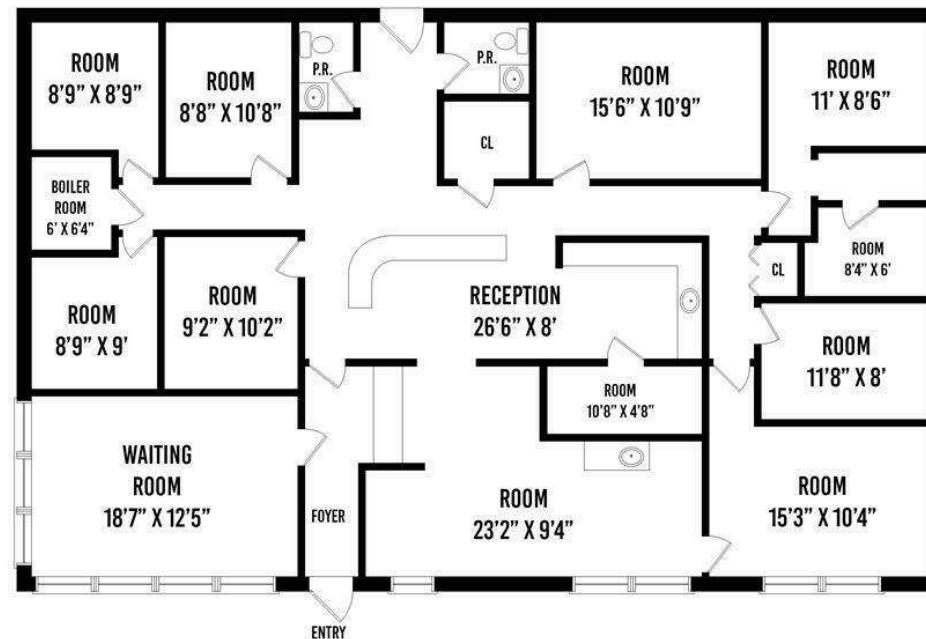
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FLOOR PLANS

1620 Front St | East Meadow, New York 11554

1620 FRONT ST EAST MEADOW NY



PREPARED BY "HOME MEDIA GROUP INC." TEL 212-731-2301

THIS FLOOR PLAN ILLUSTRATION IS AN APPROXIMATION OF EXISTING STRUCTURES AND FEATURES AND IS PROVIDED FOR CONVENIENCE ONLY WITH THE PERMISSION OF THE SELLER. ALL MEASUREMENTS ARE APPROXIMATE AND NOT GUARANTEED TO BE EXACT OR TO SCALE.


PHOTOGRAPHY | FLOOR PLAN | VIDEO | 3D TOUR

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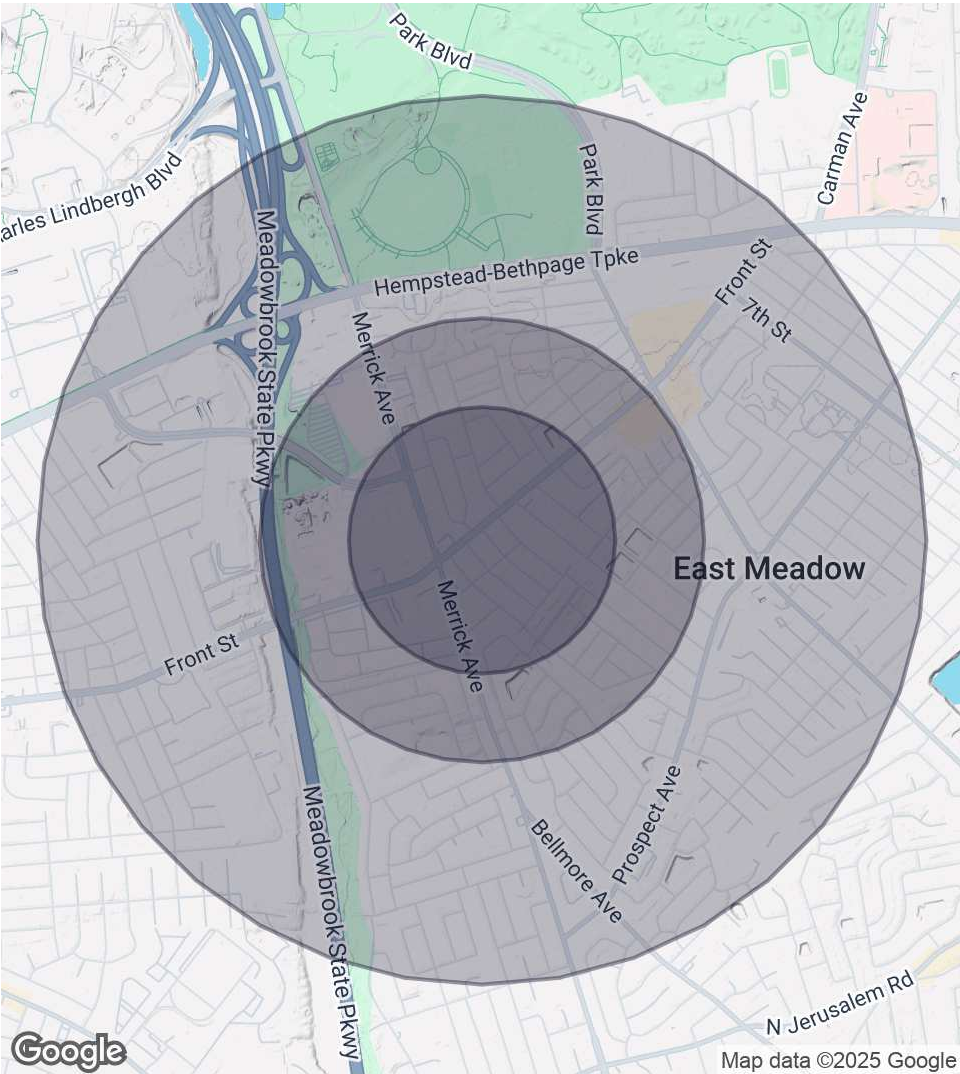
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DEMOGRAPHICS MAP & REPORT

1620 Front St | East Meadow, New York 11554



0.3 Miles Radius

Population
2,506
Households
924
Average HH Income
\$157,409

Median HH Income
-
Daytime Population (W/ 16 yr+)
-

0.5 Miles Radius

Population
7,195
Households
2,725
Average HH Income
\$157,870

Median HH Income
-
Daytime Population (W/ 16 yr+)
-

1 Mile Radius

Population
21,755
Households
6,857
Average HH Income
\$162,755

Median HH Income
-
Daytime Population (W/ 16 yr+)
-

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ADVISOR BIO 1



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Ben Indiviglia

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NY #10401224061

Professional Background

As a native Long Islander, current resident, and Hofstra Graduate, I have worked in various aspects of retail banking, mortgages, financial services, and real estate. I began my career at The Long Island Savings Bank as a teller while attending college. I continued after graduation with the bank which was purchased by Astoria Federal. I later worked as a team leader in a local call center. I moved on as a Client Financial Analyst with Citibank as they acquired European American Bank and then decided to add to my knowledge base by joining Preferred Empire Mortgage, a local mortgage broker. While observing the mortgage industry grow beyond expectations, I decided to again diversify my experience by leaving the mortgage company in June 2006 and pursued a career as a financial advisor with Investors Capital, a nationwide independent broker/dealer. I obtained my real estate license in order to help people navigate these turbulent times in the real estate market as well. Observing the real estate market locally over the past 15 years has really given insight to what is out there. The combined 30 years of experience allow me to view a client's complete financial scenario from many perspectives. I enjoy being able to help homeowners and business owners make good decisions based on their needs.

Douglas Elliman Commercial - Long Island

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We Are Commercial Real Estate

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Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions. For information on our services please contact us today.