

OFFERING MEMORANDUM

636 Hempstead Turnpike, Franklin Square, NY 11010
Freestanding Retail Building / Possible Automotive Use

FOR LEASE



ia
Island Associates Real Estate, Inc.

www.islandassociates.com



EXECUTIVE SUMMARY

Lease Price: \$17.00 pf / NNN

636 Hempstead Turnpike, Franklin Square, NY 11010
8,388 SF Retail Property / Possible Automotive Use

636 Hempstead Tpke., Franklin Square | Parcel 2089-33-482-00-0013-0

Building Size: 8,388 SF Lot Size: .38 Acres
Parking: +/- 15 Vehicles Taxes: \$48,447.91 / \$5.76 psf
Overhead Doors: 3 Insurance: \$9,715.46 / \$1.16 psf

Demographics	1 Mile	3 Miles	5 Miles
Total Population	27,094	251,647	295,121
Average HH Income	\$154,267	\$147,474	\$139,936

Freestanding Retail Property strategically situated Hempstead Turnpike in Franklin Square
High Daily Traffic Counts of 32,806
128' Frontage on Hempstead Turnpike
Possible Automotive Use

Exclusively represented by:

Roger A. Delisle, Jr. CCIM
Roger@islandassociates.com



Jason Merrell
Jason@IslandAssociates.com

Robert Monahan
Robert@IslandAssociates.com



Island Associates Real Estate, Inc.

PROPERTY PHOTOS

636 Hempstead Turnpike, Franklin Square, NY 11010
Freestanding Retail Building / Possible Automotive Use



AERIAL VIEW OF PROPERTY

636 Hempstead Turnpike, Franklin Square, NY 11010
Freestanding Retail Building / Possible Automotive Use



AERIAL MAP VIEW

636 Hempstead Turnpike, Franklin Square, NY 11010
Freestanding Retail Building / Possible Automotive Use

