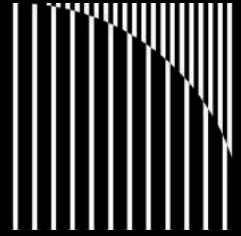


Available for Sale
1999 Hempstead Turnpike



East Meadow

COMPASS
COMMERCIAL

 **SIX
POINTS**
COMMERCIAL ADVISORY TEAM

1999 Hempstead Turnpike

Price upon request

About the property lots:

Main parcel

Section: 45 | Block: 234 | Lot: 63

Zoning: Business District - Town Of Hempstead
<https://ecode360.com/14496559>

Frontage: 75 ft

Depth: 164 ft

Lot Size: 12,300 sqft

Parking Spaces: 22 + 1 Handicap

West parcel

Section: 45 | Block: 234 | Lot: 61

Frontage: 65 ft

Depth: 78 ft

Lot Size: 5,130 sqft

Parking Spaces: 12 + 2 Handicap

About the building:

Year Built: 1991

Ground Floor Size: 2,846 sqft

Second Floor Size: 2,170 sqft

Combined Building: 5,016 sqft plus full basement

Elevator: 2,100 lbs capacity

Electric: 800 Amps - 3 phase

Ceiling Heights:

1st & 2nd: Deck: 14' 3" | Beam 12' 2"

Basement: Deck: 9' 11" | Beam 8' 1"

Fire Protection: Wet - All three floors

HVAC: TBD

Restrooms: G: 2nd: B:

Columns: Open Ground floor and Second floor

Curb Cuts: 2

Combined Frontage: 140ft

Combined Parking: 34 space + 3 Handicap

Combined Lot Size: 17,430 sqft

Demographics:

Traffic: 43,555 Vehicles per day

	2 Mile	5 Mile	10 Mile
Population 2023:	78,175	508,103	1,460,752
Households 2023:	24,123	155,954	472,573
Household Income AVG:	\$148,397	\$147,804	\$150,352

Neighboring Tenants:

Join the following national / regional tenants & local fixed services:

Automotive: CARMAX, Mavis, Jiffylube

Fast Food: Taco Bell, Sonic, Arbys, Starbucks, Dunkin' Donuts, Qdoba, Chipolte, McDonalds, Burger King

Pharmacy: CVS, Rite Aid, Wallgreens

Retailers: Walmart, Lidl, Marshalls Stew Leonards, Mattress Firm, Verizon, T-Mobile

Banks: Chase, Bank of America

Higher Education: Hofstra University, Nassau Community College

Medical: Nassau University Medical Center, City MD & NYU Langone @ NCC (to be built)

Entertainment: Las Vegas Sands (Proposed)

Retailers: Walmart, Lidl, Marshalls Stew Leonards, Mattress Firm, Verizon, T-Mobile

Chris K. Pappas

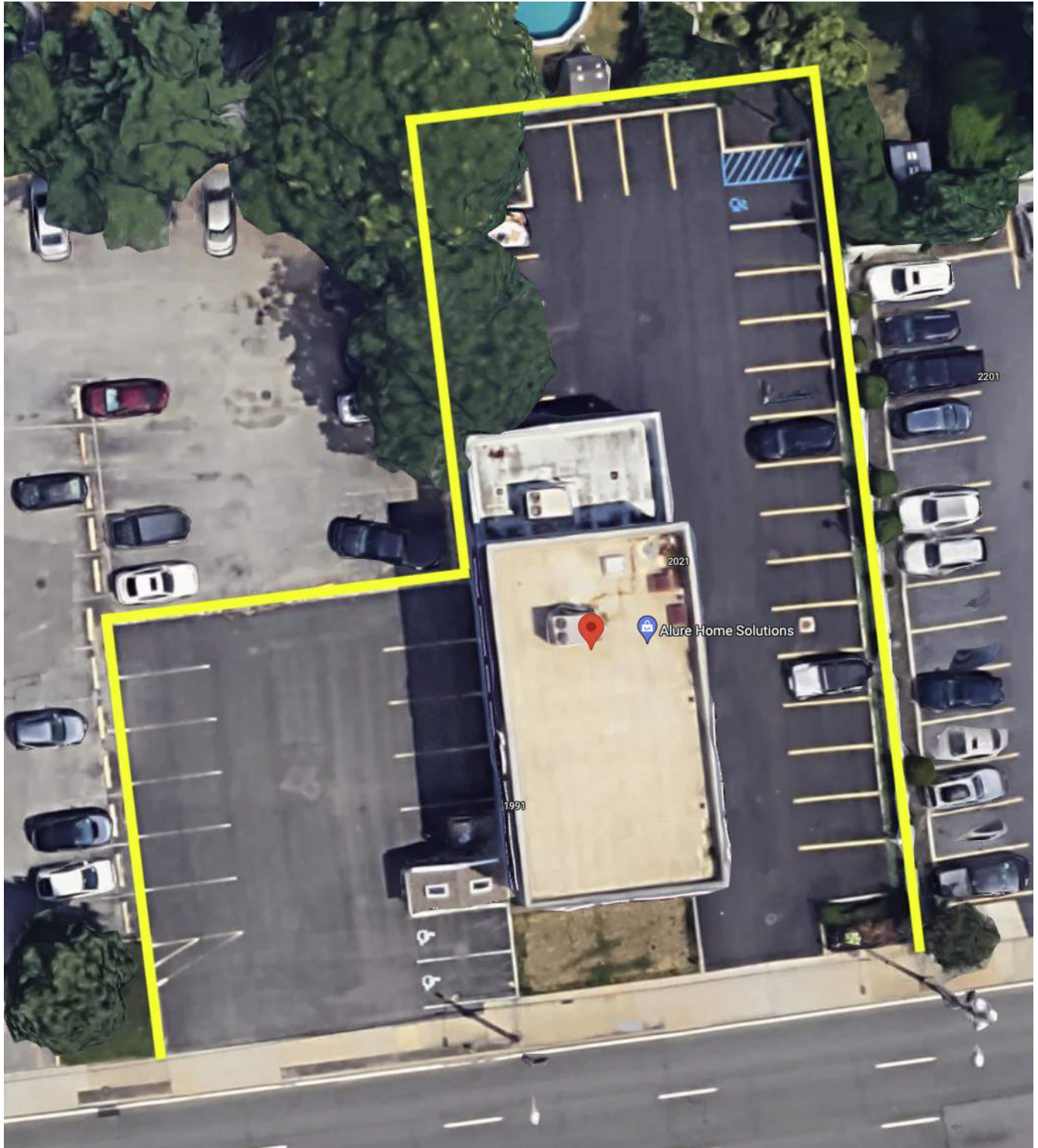
VP of Commercial Services | Lic. Assoc. R.E. Broker

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Photos

