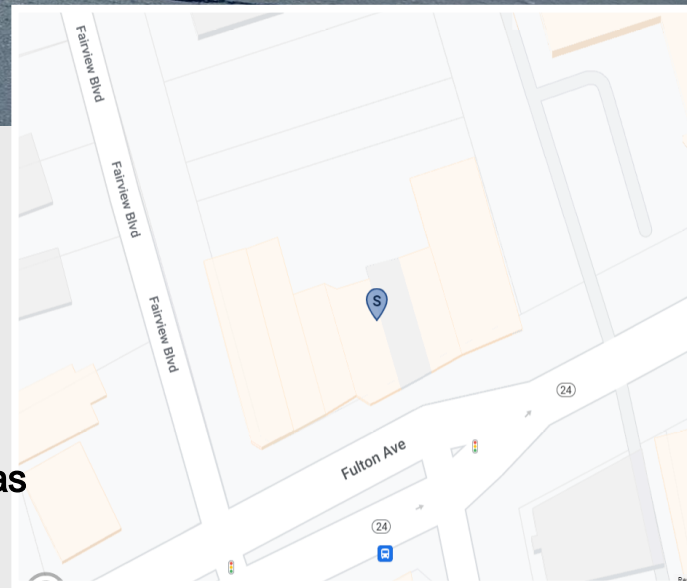


# Retail Strip in Hempstead

719-731 Fulton Ave  
Hempstead NY 11550



## HIGHLIGHTS:

- » Retail Building with Multiple Tenants
- » Property Has a Basement of Approx. 10,105 SF
- » On-Site Parking with 40 Spaces
- » High Traffic Counts: 38,518 Cars Per Day
- » Surrounded by National Credit Retail Tenants such as Pizza Hut, Popeyes, Metro by T-Mobile, & More

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2022 Population	46,075	211,350	589,063
2022 Average HH Income	\$107,333	\$146,403	\$159,180

Exclusively Marketed by:

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INVESTMENT PROPERTIES  
**AMERICAN**

300 Garden City Plaza Suite 150  
Garden City, NY 11530

**PROPERTY SUMMARY**

Building SF	<b>10,483</b>
GLA (SF)	<b>9,800</b>
Land SF	<b>15,510</b>
Land Acres	<b>0.36</b>
Year Built	<b>1927</b>
# of parcels	<b>3</b>
Zoning Type	<b>Commercial</b>
Building Class	<b>C</b>
Topography	<b>Flat</b>
Location Class	<b>Suburban</b>
Number of Parking Spaces	<b>40</b>
Street Frontage	<b>100' on Fairview Blvd</b>
Street Frontage	<b>161' on Fulton Ave</b>
Corner Location	<b>Yes</b>
Traffic Counts	<b>38,518</b>
Number of Curb Cuts	<b>2</b>

**INVESTMENT SUMMARY**

Offering Price	<b>\$4,099,000</b>
Price PSF	<b>\$418.27</b>
Occupancy	<b>100 %</b>
NOI (CURRENT)	<b>\$230,704</b>
CAP RATE (CURRENT)	<b>5.63 %</b>

**INCOME**

	<b>CURRENT</b>
Gross Potential Rent	\$327,804
<b>Effective Gross Income</b>	<b>\$327,804</b>
Less Expenses	\$97,100
<b>Net Operating Income</b>	<b>\$230,704</b>

**EXPENSES**

	<b>CURRENT</b>
Real Estate Taxes	\$83,100
Insurance	\$14,000
<b>Total Operating Expense</b>	<b>\$97,100</b>
Expense / SF	\$9.91
% of EGI	29.62 %

**INVESTMENT HIGHLIGHTS**

Retail Building with Multiple Tenants

