

1,594 SF Retail Storefront + 1,269 SF Retail Storefront

Former Dunkin' Donuts for Lease

597 Hicksville Rd., Bethpage, NY 11714



For More Information:

Mike Lightcap

Licensed Real Estate Salesperson
Douglas Elliman Commercial - Long Island
631.445.5756
mike.lightcap@elliman.com

 **Douglas Elliman**
Commercial

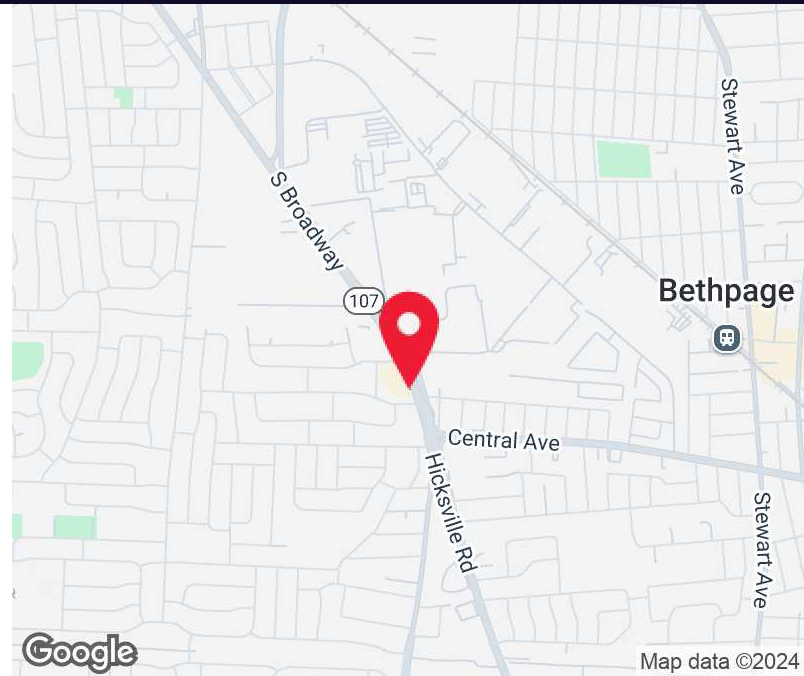
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FORMER DUNKIN' DONUTS FOR LEASE

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Offering Summary

Lease Rate:	Price on Request
Building Size:	5,463 SF
Available SF:	1,269 - 1,594 SF
Lot Size:	0.44 Acres
Parking:	47 Cars
Year Built:	1955

Property Overview

Rare Opportunity to lease this former Dunkin' Donuts situated in bust retail strip on heavily traveled Hicksville Road in the Heart of Bethpage. Two units available. One 1,594 SF Unit is strategically positioned at the front-end cap of the center making it extremely visible from all sides of the street. Also available is an inline 1,269 SF Space that is ideal for hair and nail salon. Surrounded by National and Local retailers and in close proximity to major thoroughfares. This location will not last!

Property Highlights

- 106 Feet of Highly Visible Frontage
- Tremendous Traffic Counts- Over 31K Cars Pass Each Day
- 1,594 SF End Cap Unit is Ideal for ANY Retail Use
- 1,269 SF Inline Space Ideal for Hair/Nail Salon
- Ample Parking for +/- 47 Vehicles in 0.44 Acre Lot

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Retailer Map

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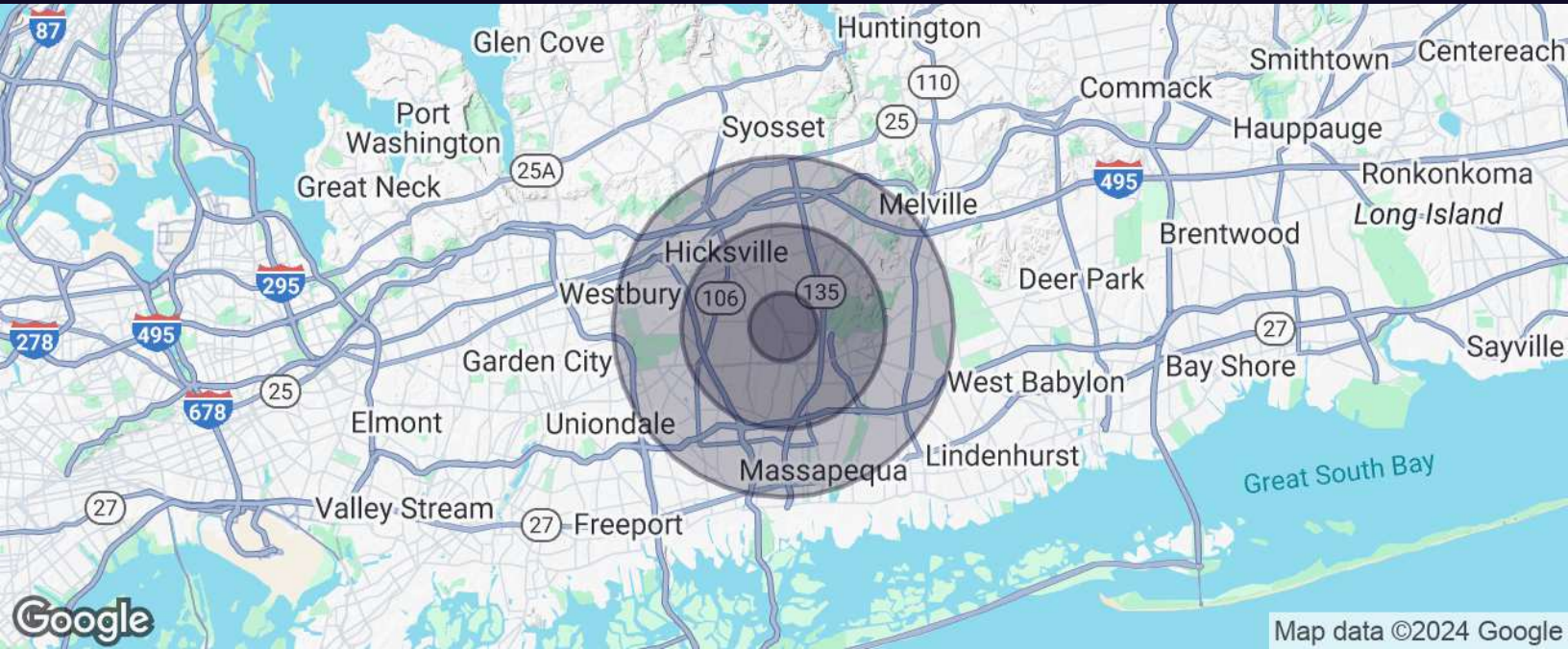
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Population	1 Mile	3 Miles	5 Miles
Total Population	19,776	168,594	397,485
Average Age	44	43	43
Average Age (Male)	43	42	42
Average Age (Female)	45	44	44

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,640	54,673	128,857
# of Persons per HH	3	3.1	3.1
Average HH Income	\$164,631	\$175,645	\$184,971
Average House Value	\$645,080	\$649,868	\$696,594

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Professional Background

Experienced Commercial Real Estate Professional, Mike Lightcap brings a decade of expertise to the world of commercial leasing and sales at Douglas Elliman's Commercial Division. His passion for real estate is matched only by his commitment to client success. Whether you're a business owner seeking the perfect space or an investor eyeing prime property, Mike's strategic insights and negotiation expertise make him your ideal partner.

Mike has successfully closed deals across every sector including retail, office, industrial, and more. His deep understanding of market trends and property valuation ensures clients make informed decisions.

Born and raised on Long Island, Mike's roots run deep across the area. His extensive knowledge of the neighborhoods, zoning regulations, and business landscape is invaluable.

When Mike isn't closing deals, you'll find him at the local gym, pushing his limits, maintaining a healthy lifestyle, and making connections. He believes that a strong body fuels a sharp mind—a philosophy he applies to both his workouts and real estate strategies.

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550 Smithtown Bypass Suite 117

Smithtown, NY 11787

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mike.lightcap@elliman.com

Office: 631.858.2405

Fax: 631.543.0851

550 Smithtown Bypass

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