COMPASS COMMERCIAL

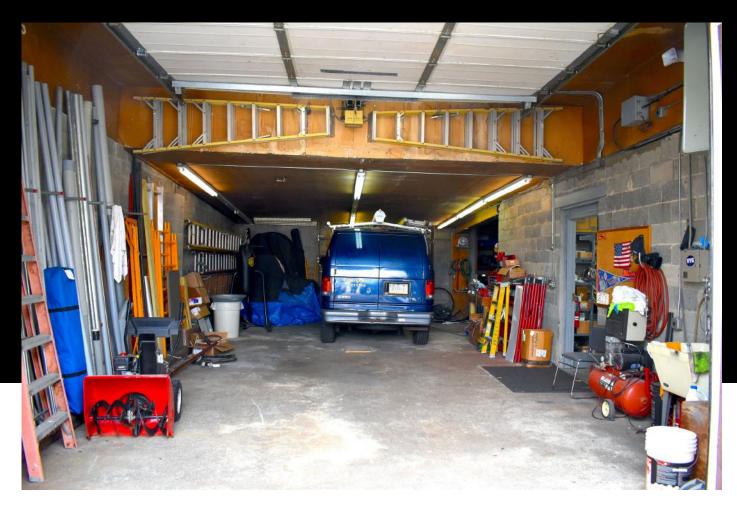
FOR SALE



Price upon request

546 E. Meadow Ave, East Meadow





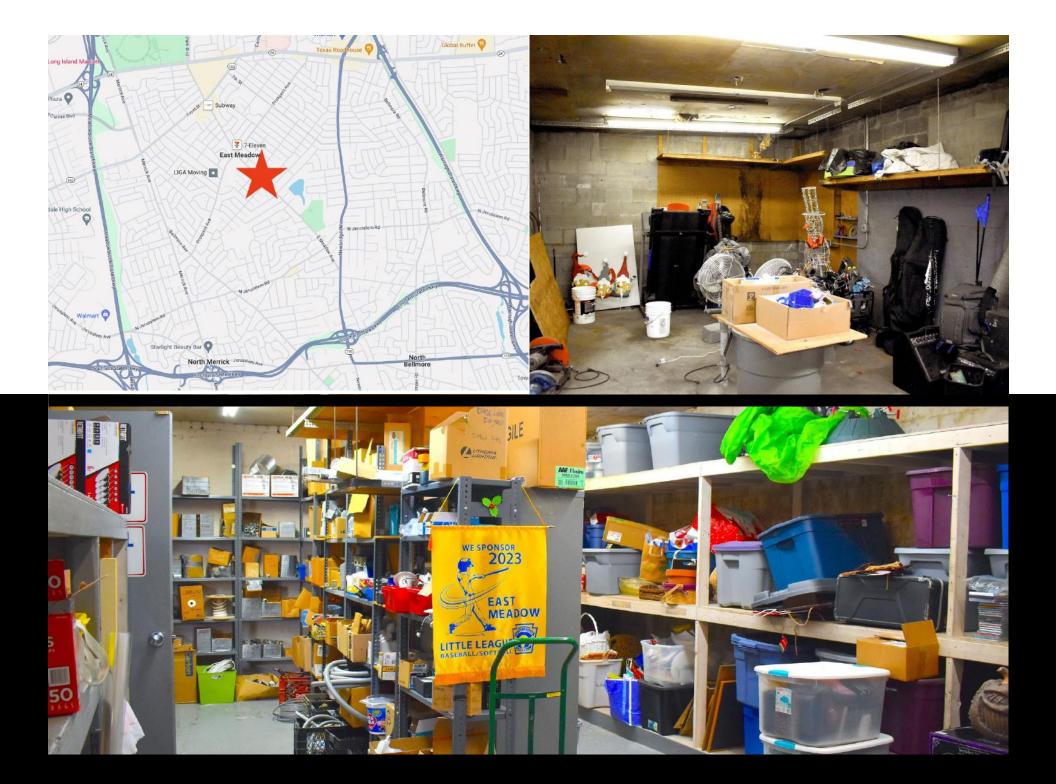
Key Details

Building Size: 2,380 sqft Lot Size: 4,000 sqft Lot Dimensions: 40' x 100' Front Yard Size: 21' x 36' : 756 sqft Shop Ceiling Height: 11'10" to 9'4" Garage: 10' height x 12' wide Traffic: 10,485 VPD Fuel: Gas **Zoning:** Town of Hempstead - Business District : https://ecode360.com/14496559 **Taxes 2024:** School \$10,881.64 + General \$5,681.63 = \$16,563.27 **Finished Interior:** Open office area, private office & two restrooms

<u>Demographics:</u>	2 Mile	5 Mile	10 Mile
2023 Population:	86,720	545,245	1,443,358
2023 Households:	27,646	172,807	476,226
AVG HH Income:	\$144,375	\$142,554	\$146,590

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Centrally located in Nassau County, 546 East Meadow Ave lends itself to easy 360 degree access from multiple major roadways.

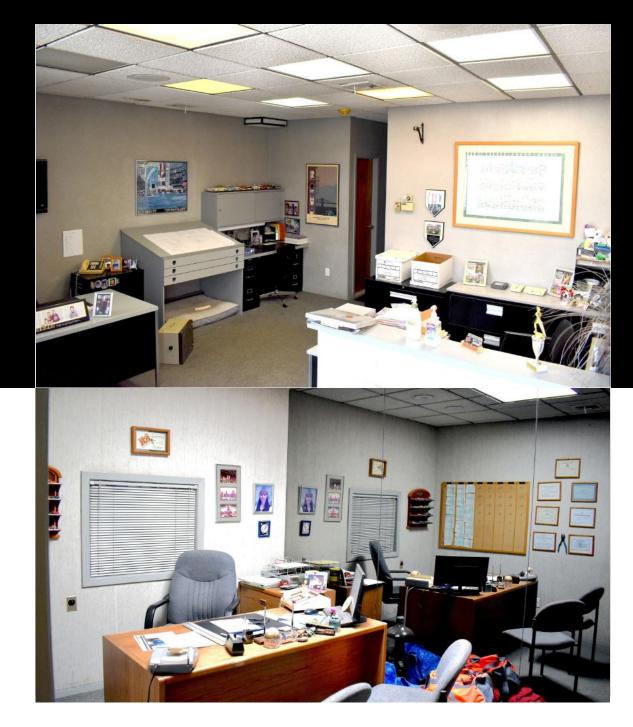
The subject property is the ideal owner user property, that is currently configured to accommodate an electricians office. Yet, any trade can easily move right in.

Zoned Business B, the property can meet the needs of multiple retail or office uses.

The front "yard / driveway" offers security gates that allow for secure outdoor parking.

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