

OFFERING MEMORANDUM

1200 Hempstead Turnpike | Franklin Square, New York 11010

FOR SALE & LEASE



Commercial



EXECUTIVE SUMMARY

1200 Hempstead Turnpike | Franklin Square, New York 11010

Building Size:	7,742 SF	Lot Size:	11,017 SF
Available SF:	1,600 - 3,950 SF	Parking:	16 Spaces
Number of Units:	2	Zoning:	General Business
Year Built:	1959	Frontage:	Feet
		Sale Price:	\$3,250,000
		Lease Rate:	\$35.00 SF/yr (MG)

**enter disclaimer here...*

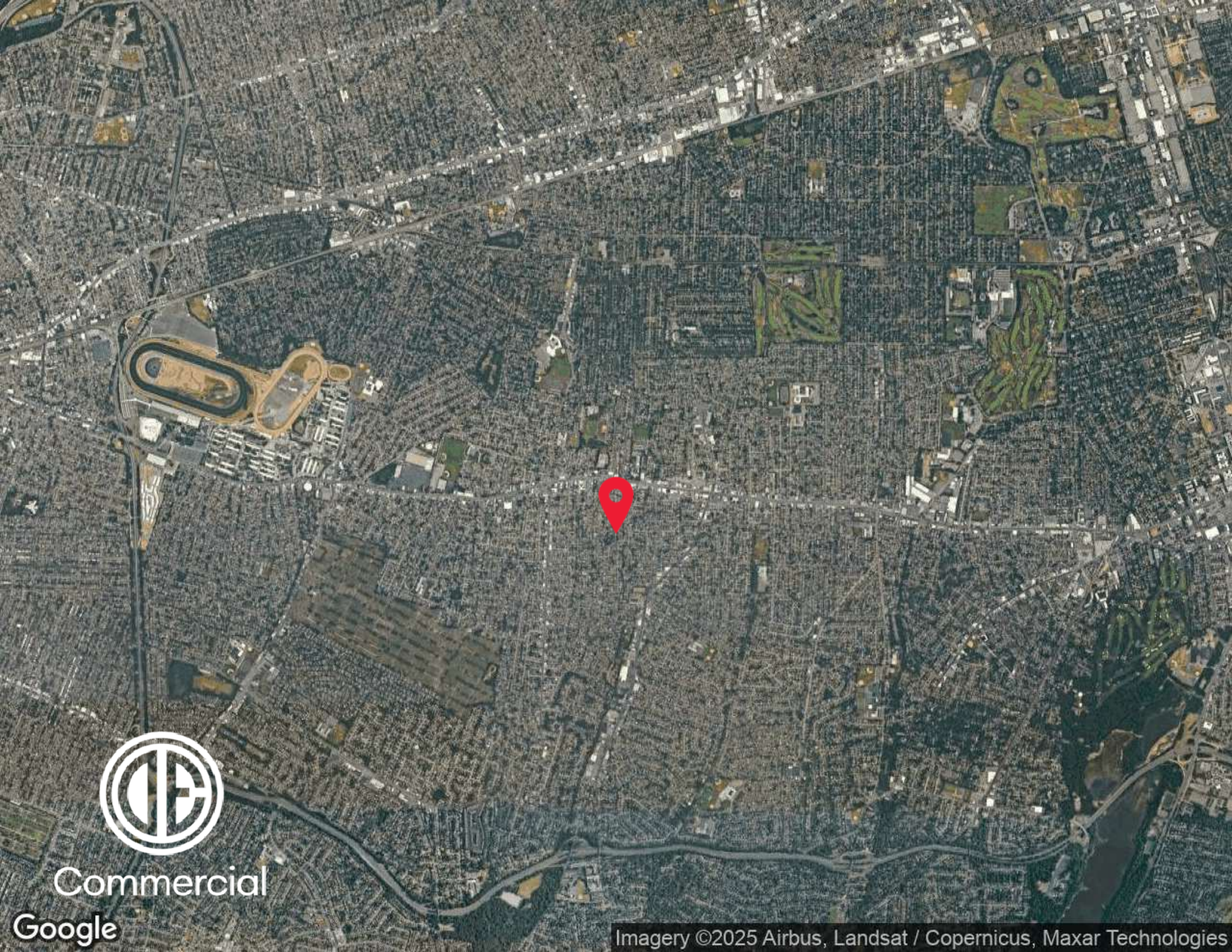
Property Overview

This 7742 square foot, 2 story office building with on-site parking offers the best of both worlds. Featuring 3950 square feet 1st floor finished office space consisting of a conference room, multiple office, 2 bull pens, and 3 bathrooms for an owner user combined with 3792 square feet of leased 2nd floor space and income to cover expenses with a 7 year lease. This prime location offers 100 feet of frontage for visibility and exposure at a signaled intersection with a bus stop directly across the street. Move right and get to business. Taxes \$37,745.23

Exclusively represented by:

Ben Indiviglia

Licensed Real Estate Salesperson
516.353.6549 Email: ben.indiviglia@elliman.com



Commercial

Google

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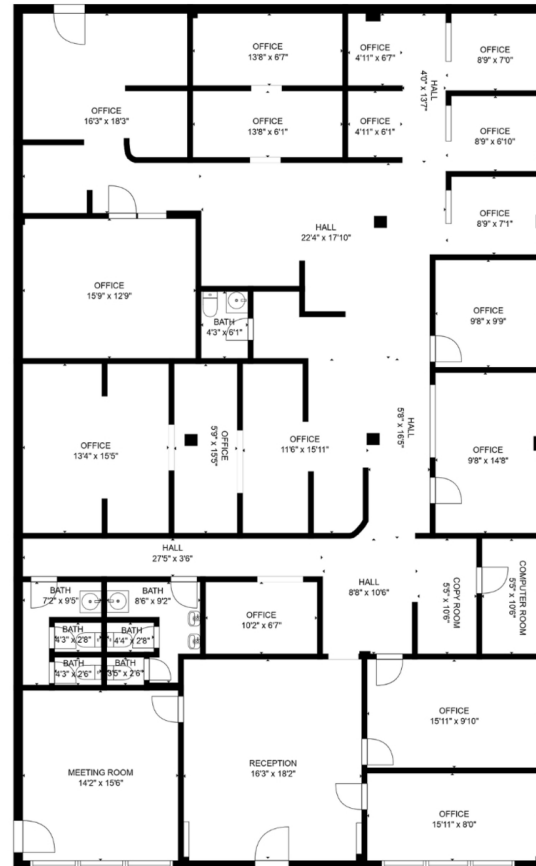
BRIDGEVIEW MORTGAGE CORP.

12000A

RENTED

SITE PLANS

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SIZES AND MEASUREMENTS ARE APPROXIMATE. ACTUAL MAY VARY.

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PROPERTY HIGHLIGHTS

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- Owner User or Investment Property
- On-Site Parking
- 100 Feet Of Frontage
- Turn Key Office With Income
- Prime Location
- Signage

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Join Neighbors:



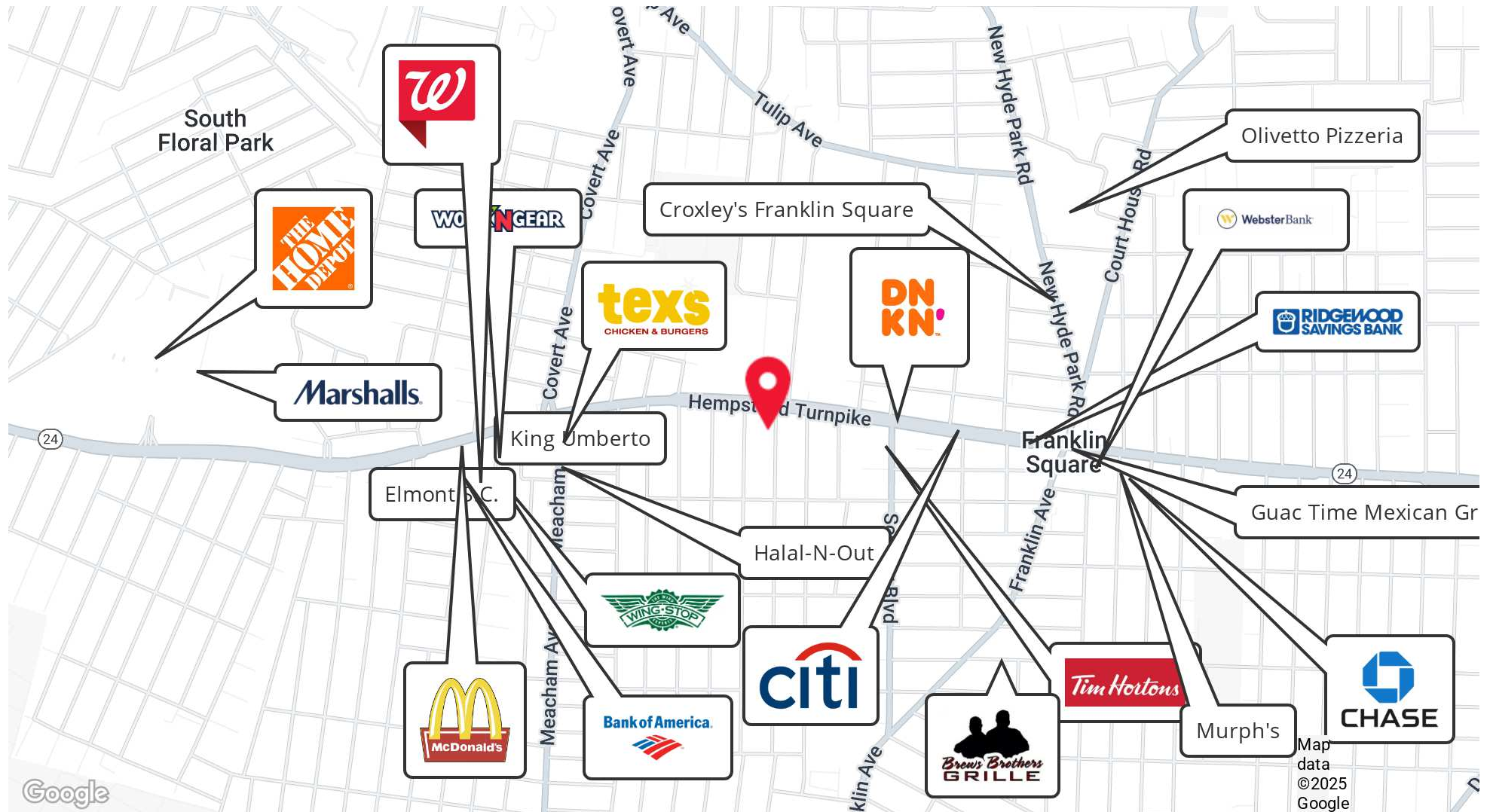
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RETAILER MAP

1200 Hempstead Turnpike | Franklin Square, New York 11010



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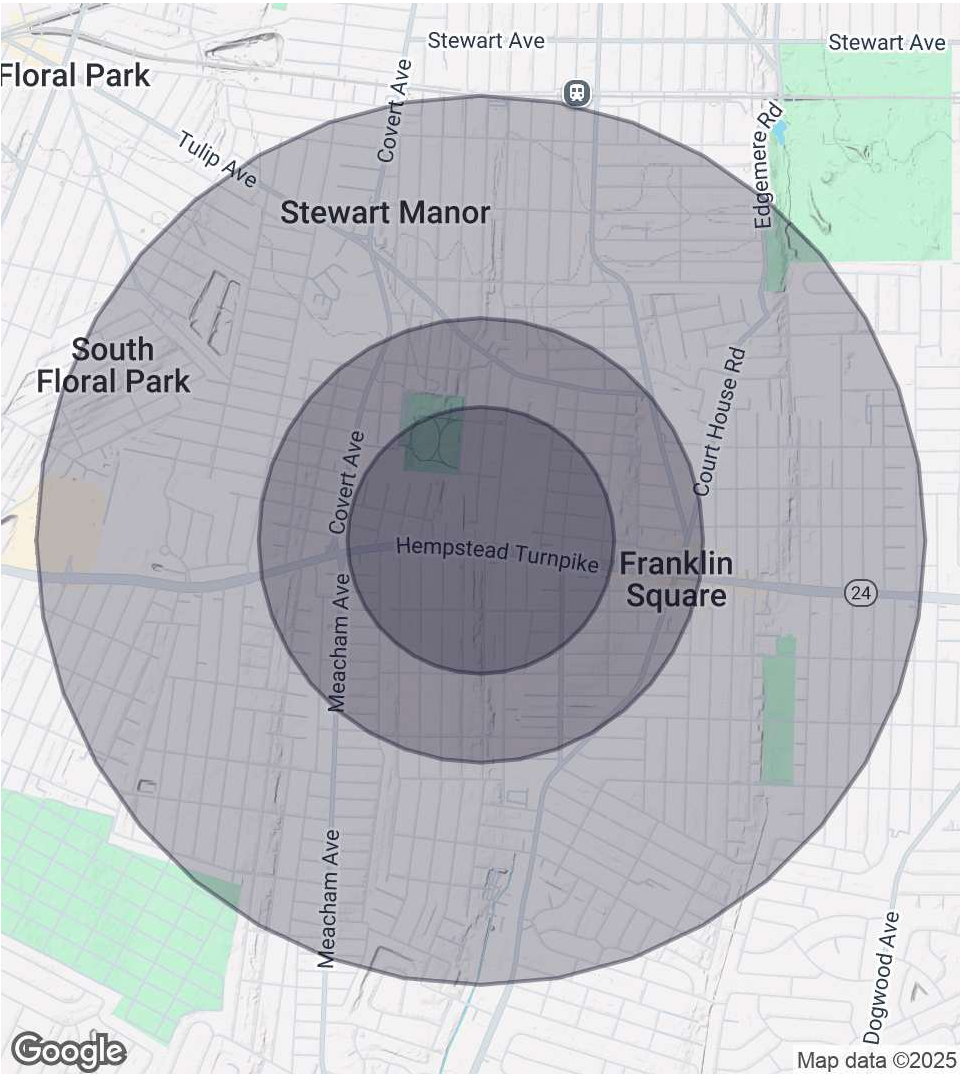
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DEMOGRAPHICS MAP & REPORT

1200 Hempstead Turnpike | Franklin Square, New York 11010



0.3 Miles Radius

Population
2,186
Households
666
Average HH Income
\$146,409

Median HH Income
-
Daytime Population (W/ 16 yr+)
-

0.5 Miles Radius

Population
10,461
Households
3,180
Average HH Income
\$146,233

Median HH Income
-
Daytime Population (W/ 16 yr+)
-

1 Mile Radius

Population
37,752
Households
11,548
Average HH Income
\$163,361

Median HH Income
-
Daytime Population (W/ 16 yr+)
-

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ADVISOR BIO 1



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NY #10401224061

Professional Background

As a native Long Islander, current resident, and Hofstra Graduate, I have worked in various aspects of retail banking, mortgages, financial services, and real estate. I began my career at The Long Island Savings Bank as a teller while attending college. I continued after graduation with the bank which was purchased by Astoria Federal. I later worked as a team leader in a local call center. I moved on as a Client Financial Analyst with Citibank as they acquired European American Bank and then decided to add to my knowledge base by joining Preferred Empire Mortgage, a local mortgage broker. While observing the mortgage industry grow beyond expectations, I decided to again diversify my experience by leaving the mortgage company in June 2006 and pursued a career as a financial advisor with Investors Capital, a nationwide independent broker/dealer. I obtained my real estate license in order to help people navigate these turbulent times in the real estate market as well. Observing the real estate market locally over the past 15 years has really given insight to what is out there. The combined 30 years of experience allow me to view a client's complete financial scenario from many perspectives. I enjoy being able to help homeowners and business owners make good decisions based on their needs.

Douglas Elliman Commercial - Long Island

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We Are Commercial Real Estate

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