

EXCLUSIVE – 1,500 SF MED/DENTAL OFFICE or RETAIL SPACE FOR LEASE

1069 Hempstead Turnpike, Franklin Square NY 11010



Type: *MEDICAL/DENTAL or RETAIL*
Unit Size: **1,500 SF (plus full basement)**
Price: *Call for details*

Co and Neighboring Tenants: *FORMER MED/SPA SPACE can be used for RETAIL*
 Coldwell Banker, Center for Autism and Related Disorders (CARD), Everything Wings, Citibank, Mavis Discount Tire, Dunkin Donuts, Wendy's, , Taco Bell, Chase Bank, AT&T, Filomena's Italian Restaurant, Thai Restaurant, 99 cent store.

Brief Description: **Fully Sprinklered 1,500 SF Space with full basement!** Former Med/SPA Space, outstanding location on Hempstead Turnpike just west of NHP Rd. / Franklin Ave. **Beautiful, clean, move in ready space!!** Full basement with high ceilings! **Plenty of parking available at rear plus street parking.** Front and rear entrances! Strong demographics and convenient to all! **ADT: 33,944**

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DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2020 HH Income	\$132,933	\$144,311	\$132,200
2023 Est. Population	32,715	256,644	773,432