

# Fulton Plaza

1 FULTON AVENUE, HEMPSTEAD, NY 11550

62,100 SF | 21 COMMERCIAL UNITS



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**CUSHMAN &  
WAKEFIELD**

# Property Overview

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Positioned in the heart of Hempstead, Nassau Plaza at 1 Fulton Avenue presents a rare investment opportunity featuring a  $\pm 70,000$  square foot retail center with 24 commercial units across  $\pm 3$  acres. This well-located asset offers strong in-place income with a rent roll of \$1,595,232 and an NOI of \$1,062,893. Although very financeable, if a strong purchaser wants some flexibility in repositioning this center there could be owner financing available to help facilitate that. Surrounded by dense residential neighborhoods and strong traffic along Fulton Avenue, this prime retail corridor location makes Nassau Plaza a standout addition to any commercial portfolio. Fulton Plaza is located at the intersection of Fulton Ave and Front Street, with a traffic count of 20,832 and 17,837 cars per day each respectively bordering Garden City and West Hempstead demographics.



# Property Overview

- 1 Fulton Avenue, Hempstead
- $\pm$  3 Acres
- $\pm$  70,000 SF
- 24 Commercial Units
- Rent Roll: \$1,595,232
- NOI: \$1,062,893
- Prime location and upside



# Property Overview



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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	30,231	239,116	653,074
Daytime Population	30,835	237,301	619,986
Median HHI	\$89,200	\$134,571	\$139,060
Average HHI	\$132,263	\$185,958	\$188,560

# Financial Overview

ANNUAL CASH FLOW

<b>TOTAL INCOME</b>	<b>\$1,595,232</b>
Property Taxes	\$309,030
Insurance Expense	\$75,581
Management Fees	\$47,857
Electricity	\$7,415
Natural Gas	\$25,205
Water& Sewer	\$19,975
Repairs & Maintenance	\$28,376
Payroll	\$18,900
<b>TOTAL EXPENSEs</b>	<b>\$532,339</b>
<b>NOI</b>	<b>\$1,062,893</b>



CONTACTS:

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