

# OFFERING MEMORANDUM

4010 Hempstead Tpke | Bethpage, New York 11714

## MIXED USE BUILDING AVAILABLE



Commercial





# PROPERTY SUMMARY

4010 Hempstead Tpke | Bethpage, New York 11714



## Property Description

The Property is a 11,250 SF, two-story commercial building that presents a unique opportunity for both end-users and investors. Located on a 0.29-acre lot, it will be delivered 100% vacant, allowing for flexible use and customization to accommodate a variety of business needs or future development and repositioning plans.

## Property Highlights

- Prime Location & Visibility
- Delivered 100% Vacant
- Automotive / Flex / Industrial Potential

## Offering Summary

<b>Sale Price:</b>	\$2,380,000
<b>Lease Price</b>	Upon Request
<b>Lot Size:</b>	0.29 Acres
<b>Building Size:</b>	11,250 SF

*Exclusively represented by:*

**Michael Gronenthal**

Licensed Associate Real Estate Broker  
516.439.6789 Email: michael.gronenthal@elliman.com

**JT Famularo**

Licensed Real Estate Salesperson  
516.471.6578 Email: john.famularo@elliman.com

# PROPERTY DETAILS

4010 Hempstead Tpke | Bethpage, New York 11714

Sale Price	\$2,380,000
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Location Information	
Street Address	4010 Hempstead Tpke
City, State, Zip	Bethpage, NY 11714
County	Nassau
Township	Town Of Oyster Bay

Building Information	
Building Size	11,250 SF
1st Floor Sf	5,625 SF
2nd Floor SF	5,625 SF
Basement SF	844 SF
Year Built	1967
Occupancy	Vacant
Loading	Four (4) Drive Garage Doors
Power	200 Amps
Ceiling Height	13 ft
Average Floor Size	5,625 SF

Property Information	
Property Type	Retail & Office
Lot Size	.29 Acres
Zoning	General Business (GB)
Taxes	Reduced 2026 Taxes- \$76,026.90
Frontage	105' Feet on Hempstead Tpke
Curb Cuts	1
Traffic Counts	45,000+ VPD
Sewers	Yes- Public

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# ADDITIONAL PHOTOS

4010 Hempstead Tpke | Bethpage, New York 11714



SECOND FLOOR



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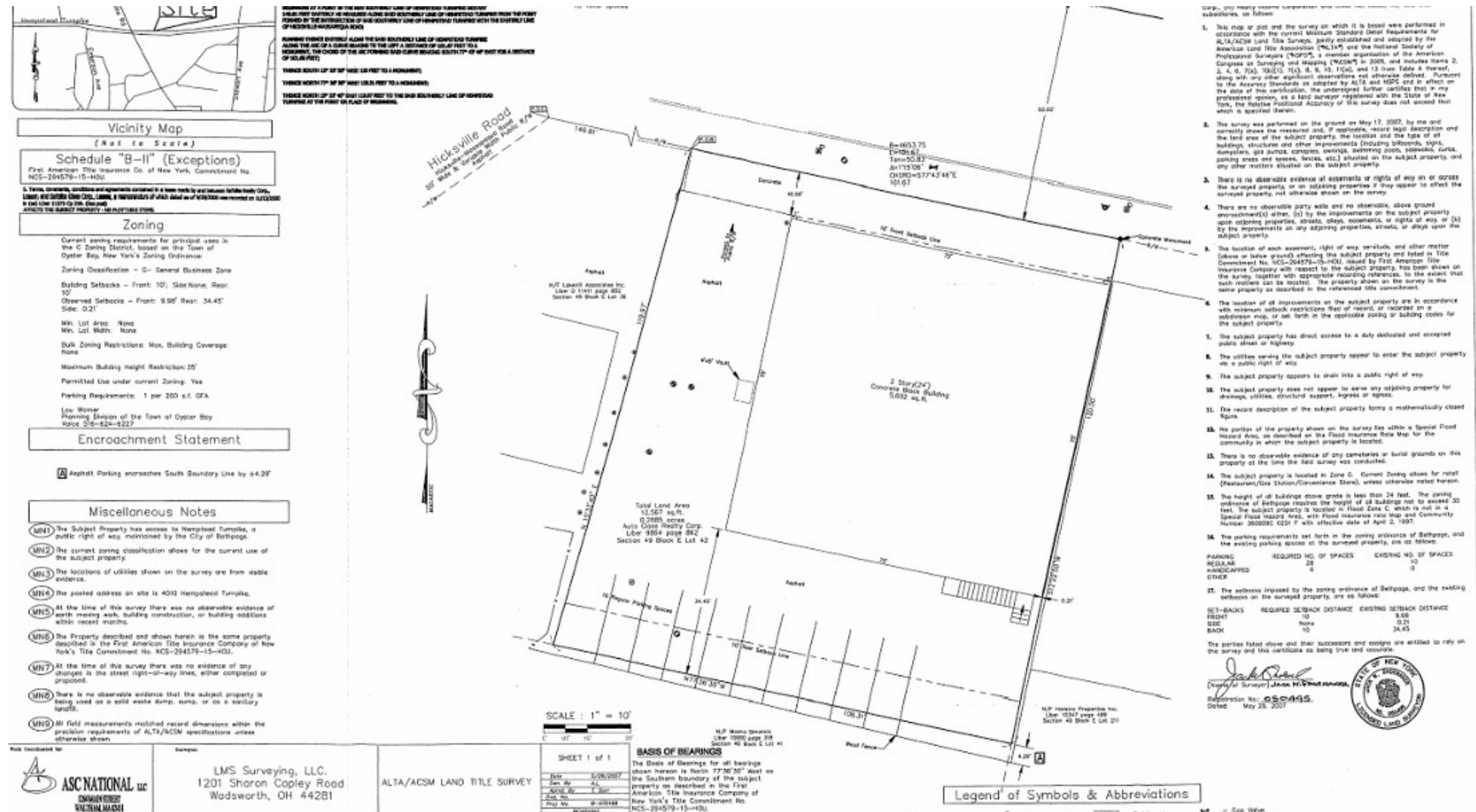
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# PROPERTY SURVEY

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# FLOOR PLANS

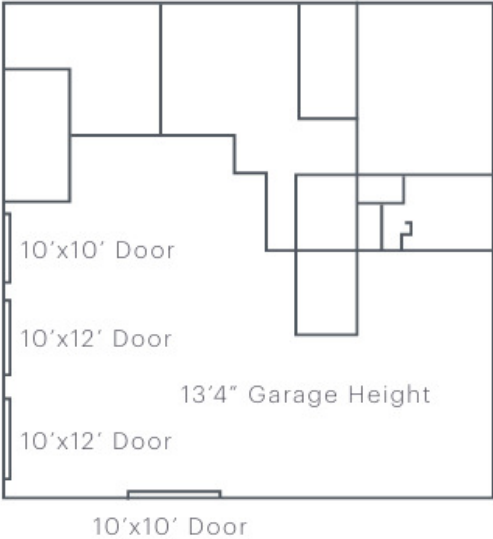
4010 Hempstead Tpke | Bethpage, New York 11714

## FOOR PLANS

← HEMPSTEAD TURNPIKE →

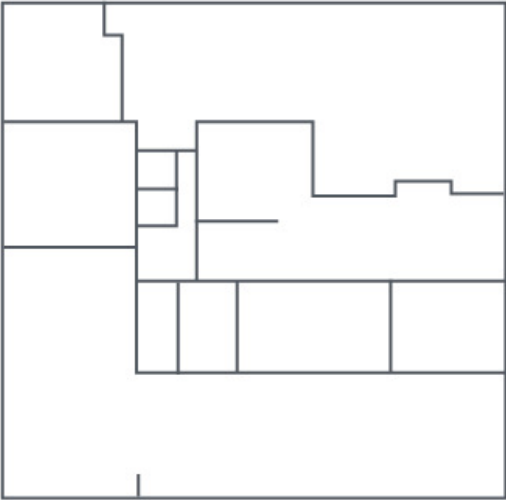
### FIRST FLOOR

5,625 SF



### SECOND FLOOR

5,625 SF



### BASEMENT

844 SF



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citibank

 ±18,549  
VPD

Batter  
Up  
Batting Cage &  
Bethpage  
Mini Golf

HICKSVILLE RD

Public  
Storage®

 ±45,783  
VPD

HEMPSTEAD TPKE

jiffylube

bp



**P** PLAINEDGE  
MIDDLE  
SCHOOL  
±650 STUDENTS

 Catholic Health  
St. Joseph Hospital  
±203 BEDS

 **STARBUCKS**  
 **BURGER KING**

 **HONDA**

 **7-ELEVEN**

135

 **TD**

135

 **Public Storage**

**WALGREENS**

 **SPORTIME**  
TENNIS • SPORTS • FITNESS

 **chili's**

 **±82,381  
VPD**

 **citibank**

 **NEW YORK STATE**  
Department of Motor Vehicles

 **DUNKIN'**

HEMPSTEAD TPKE

 **Public Storage**

 **Batter Up**  
Batting Cage & Bethpage  
Mini Golf

 **±45,783  
VPD**



 **bp**

 **jiffy lube**





**ISLAND TREES HIGH SCHOOL**  
±750 STUDENTS

**NuHealth**  
Together through life.  
Nassau University Medical Center  
±631 BEDS

**NASSAU MALL (±1-Mile)**

**TARGET**  
  
**CVS**

**TACO BELL**

**KFC**

**Apple Bank**

**bp**

**Batter Up**  
Batting Cage & Bethpage Mini Golf

**ACE Hardware**

**Chick-fil-A**

**ShopRite**

**QuickChek**

**MAVIS DISCOUNT TIRE**

**jiffy lube**

±45,783  
**VPD**

**DUNKIN'**

**Public Storage**

**HEMPSTEAD TPKE**

**HICKSVILLE RD**



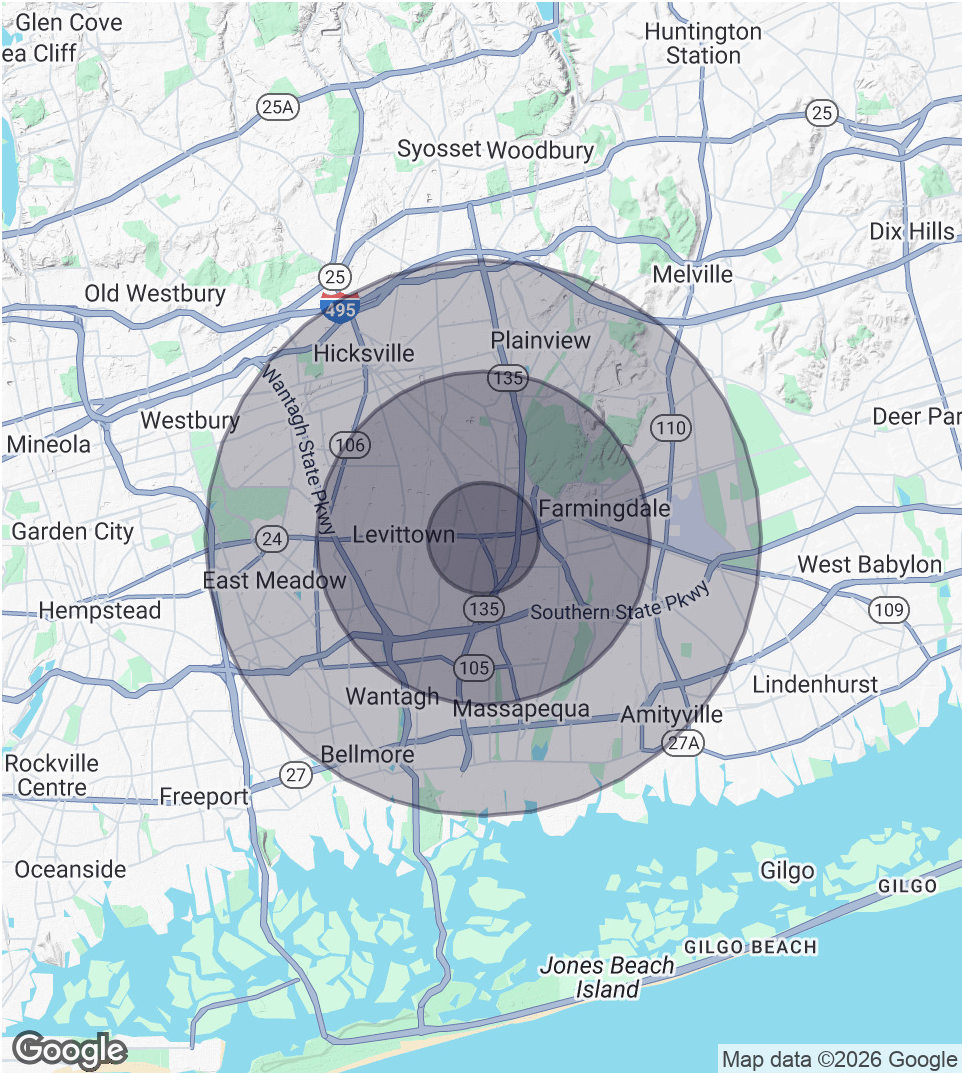
# DEMOGRAPHICS MAP & REPORT

4010 Hempstead Tpke | Bethpage, New York 11714

Population	1 Mile	3 Miles	5 Miles
Total Population	21,772	171,883	434,252
Average Age	42	43	43
Average Age (Male)	41	42	41
Average Age (Female)	43	44	44

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,873	56,767	140,521
# of Persons per HH	3.2	3	3.1
Average HH Income	\$177,896	\$176,437	\$181,975
Average House Value	\$632,307	\$643,311	\$674,423

Demographics data derived from AlphaMap



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550 Smithtown Bypass Suite 117  
Smithtown, NY 11787  
631.858.2405  
ellimancommercial.com

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## **We Are Commercial Real Estate**

550 Smithtown Bypass Suite 117  
Smithtown, NY 11787  
631.858.2405  
ellimancommercial.com

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