

OFFERING MEMORANDUM

4010 Hempstead Tpke | Bethpage, New York 11714



Commercial

MIXED USE BUILDING AVAILABLE



PROPERTY SUMMARY

4010 Hempstead Tpke | Bethpage, New York 11714

 Douglas Elliman
Commercial



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

Sale Price:	\$2,380,000
Lease Price	Upon Request
Lot Size:	0.29 Acres
Building Size:	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

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Sale Price

\$2,380,000

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

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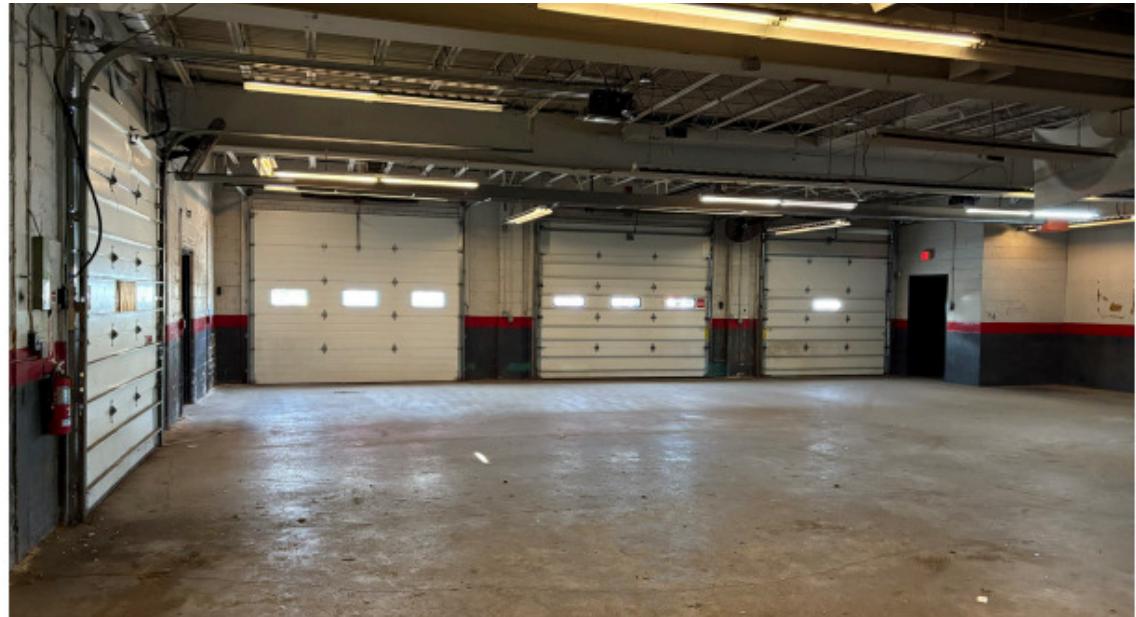
Property Information

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

ADDITIONAL PHOTOS

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SECOND FLOOR



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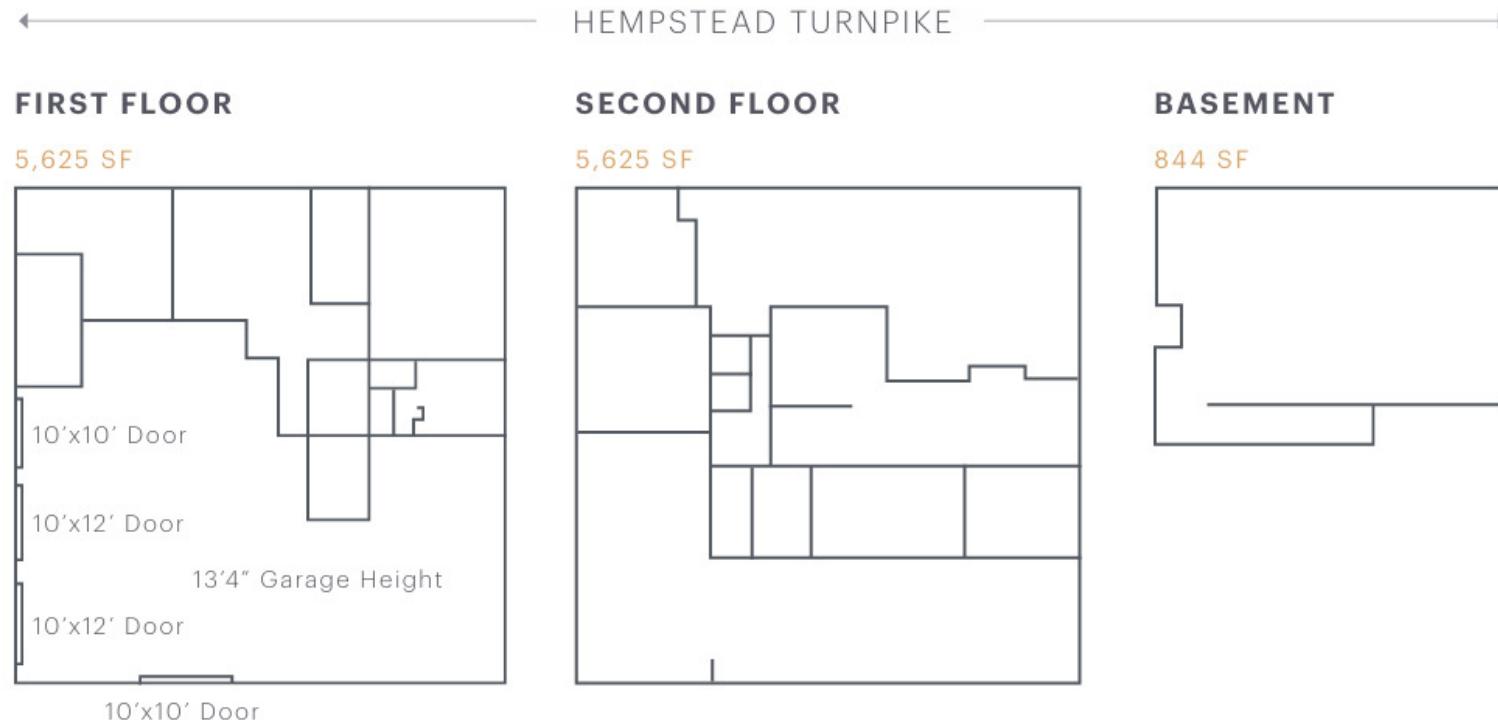
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FLOOR PLANS

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FOOR PLANS



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±18,549 VPD

Ps Public Storage®

±45,783 VPD



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HEMPSTEAD TPKE

HICKSVILLE RD

P PLAINEDGE
MIDDLE
SCHOOL
±650 STUDENTS

Catholic Health
St. Joseph Hospital
±203 BEDS

STARBUCKS
Auto
Zone
BURGER
KING

Public
Storage

SPORTIME
TENNIS • SPORTS • FITNESS

NEW
YORK
STATE
Department of
Motor Vehicles

DUNKIN'

±45,783
VPD



WALGREENS

chilis

citibank

135 ±82,381
VPD

Public
Storage



jiffylube

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Up**
Batting Cage &
Bethpage
Mini Golf

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±750 STUDENTS

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Together through life.
Nassau University Medical Center
±631 BEDS

NASSAU MALL (±1-Mile)
BEST BUY **amc** **five BELOW** Michaels
KOHL'S PartyCity **OLD NAVY** **PETSMART** **DSW**
LA FITNESS. **SALLY BEAUTY** **CHIPOTLE**
FIVE GUYS BURGERS and FRIES
COLD STONE CREAMERY
Wendy's



DEMOGRAPHICS MAP & REPORT

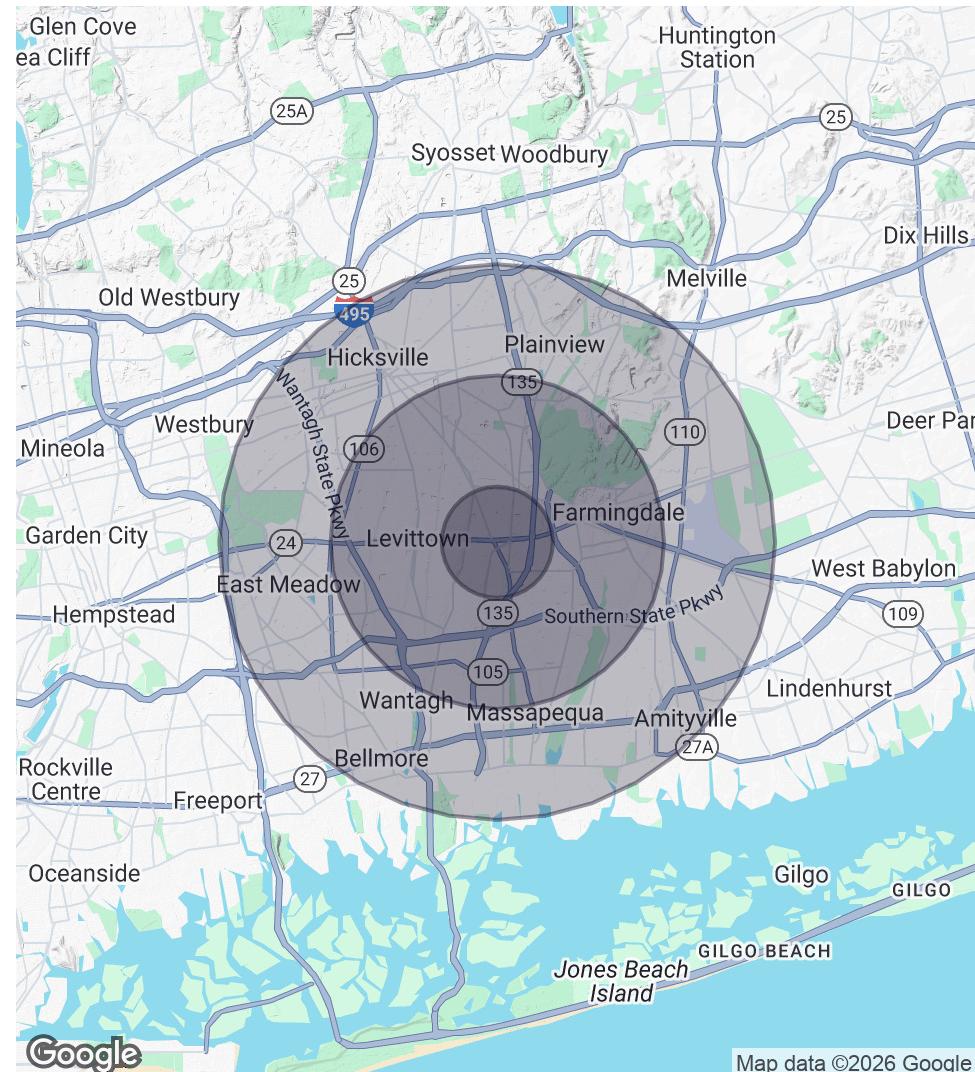
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Population	1 Mile	3 Miles	5 Miles
Total Population	21,772	171,883	434,252
Average Age	42	43	43
Average Age (Male)	41	42	41
Average Age (Female)	43	44	44

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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We Are Commercial Real Estate

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