

# 11,250 SF AVAILABLE

4010 HEMPSTEAD TURNPIKE | BETHPAGE, NY

LOCATED ON HEMPSTEAD TURNPIKE



EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

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## PROPERTY OVERVIEW

### HIGHLIGHTS

- Strong Traffic Counts on Hempstead Tpke (45,000 VPD)
- 4 Automotive Service Bays – Great Automotive Repositioning opportunity
- Conveniently located near the Seaford-Oyster Bay Expressway (135)

TENANCY	Vacant; Available January 2023
PROPERTY ADDRESS	4010 Hempstead Tpke Bethpage, NY
TOWN	Oyster Bay
SBL	49 / E / 42
LOT SIZE	0.29 acres
BUILDING SIZE	Basement: 844 SF 1st Level: 5,625 SF 2nd Level: 5,625 SF
TAXES	School (2023): \$54,668.42 General (2022): \$57,017.50 TOTAL: \$111,685
PRICE	\$1,300,000

### DEMOGRAPHICS

	3 Mile	5 Miles	10 Miles
POPULATION	174,342	437,074	1,214,126
HOUSEHOLDS	58,960	145,001	396,894
EMPLOYEES	145,293	364,040	1,008,032
AVERAGE HH INCOME	\$141,771	\$145,141	\$148,640

### TRAFFIC COUNTS

HEMPSTEAD TURNPIKE	45,000 VPD
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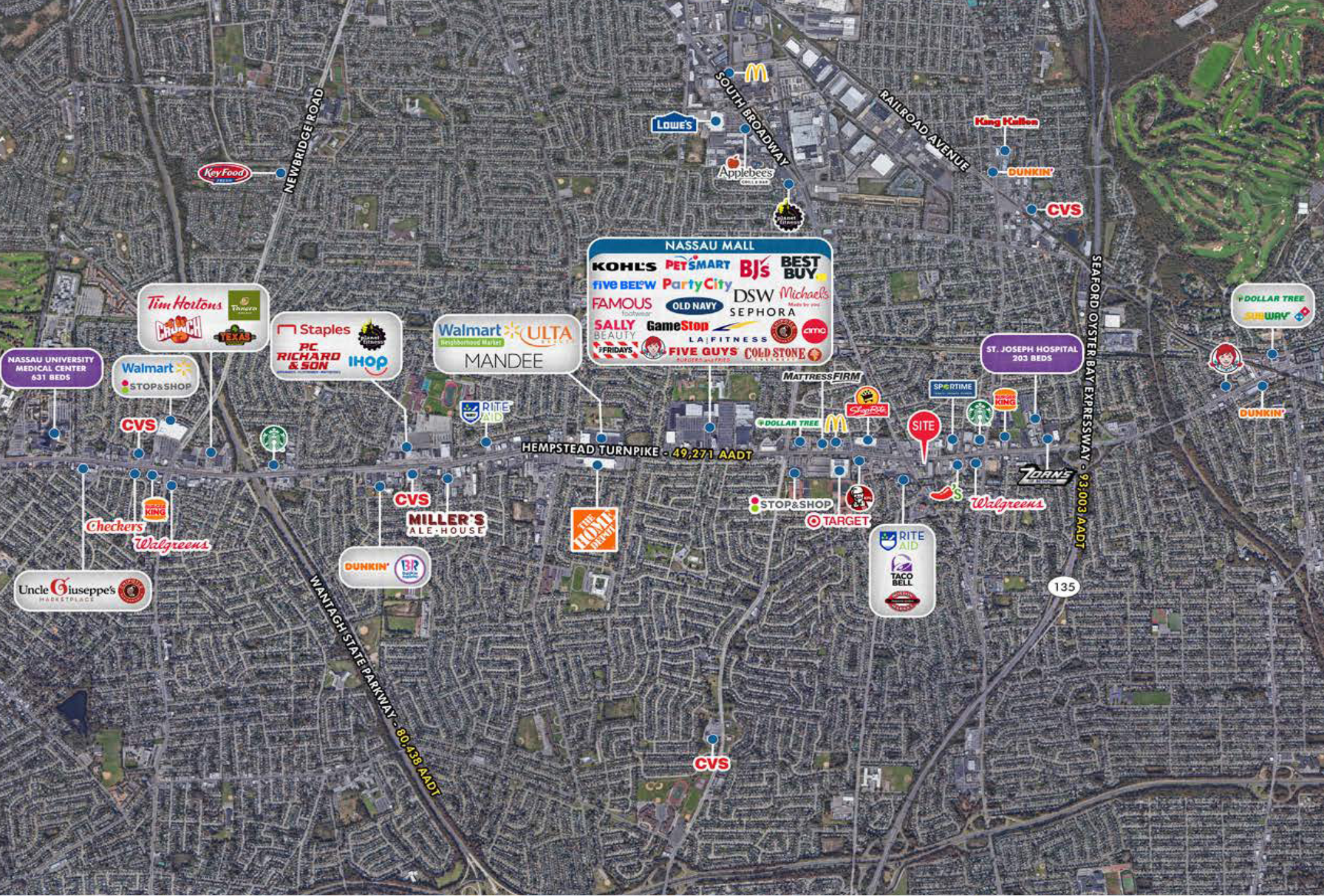


## 4010 HEMPSTEAD TURNPIKE | EXECUTIVE SUMMARY

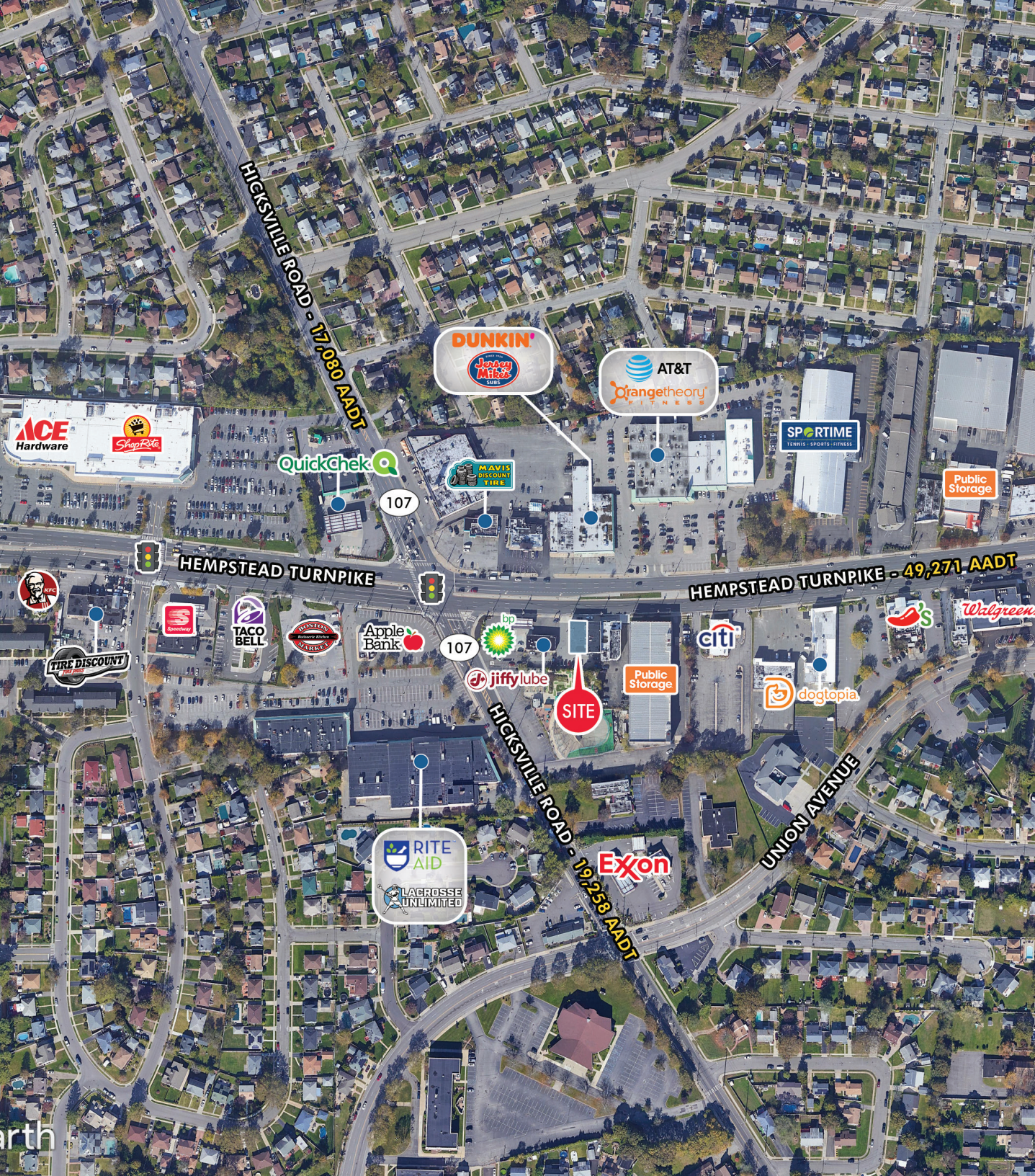


## 4010 HEMPSTEAD TURNPIKE | PHOTOS





# 4010 HEMPSTEAD TURNPIKE | MARKET AERIAL



## CONTACT AGENTS

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