

For Sale

Redevelopment Opportunity

3,100 SF



2044 Jericho Turnpike

New Hyde Park, New York 11040

Property Description

SALE PRICE REDUCED! Highly visible, multi-use commercial property with direct frontage at signaled intersection. Excellent redevelopment opportunity in high traffic area.

Located at Nassau Terminal Road and Jericho Turnpike.

Industrial Details

Sale Price	\$1,999,000
Sale Price PSF	\$169.97
Lot Size	0.27 Acres
Taxes	\$22,560

OFFERING SUMMARY

Sale Price	\$1,999,000
Lot Size	0.27 Acres
Building Size	3,100 SF

For more information

Edward Pidgeon

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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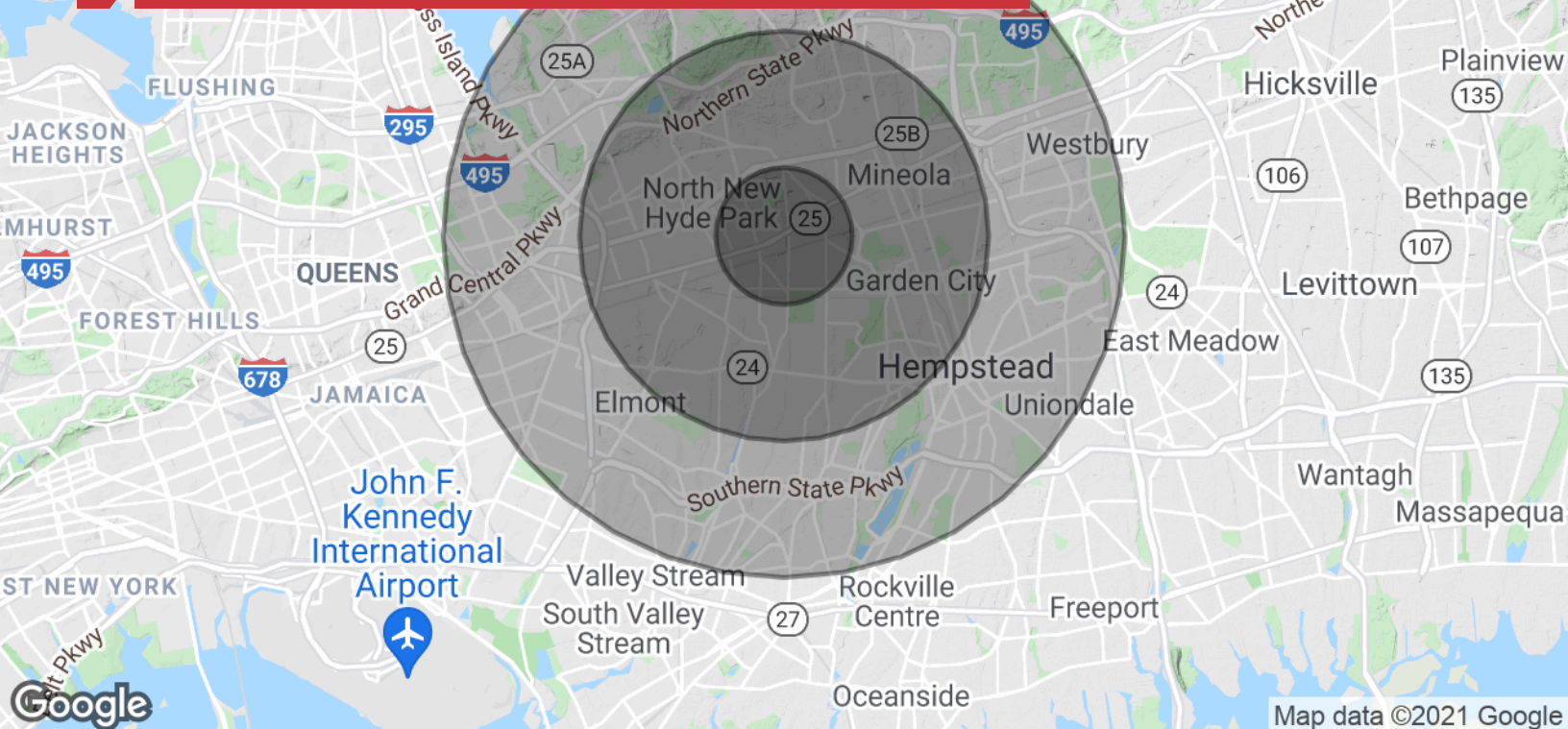
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	1 Mile	3 Miles	5 Miles
Population			
TOTAL POPULATION	22,740	220,804	591,386
MEDIAN AGE	43.0	42.1	40.3
MEDIAN AGE (MALE)	41.5	40.4	38.4
MEDIAN AGE (FEMALE)	44.2	43.4	42.0
Households & Income			
TOTAL HOUSEHOLDS	7,551	74,749	195,886
# OF PERSONS PER HH	3.0	3.0	3.0
AVERAGE HH INCOME	\$125,815	\$116,777	\$111,947
AVERAGE HOUSE VALUE	\$697,853	\$589,563	\$560,809
Race			
% WHITE	76.1%	74.1%	59.0%
% BLACK	2.4%	4.0%	18.3%
% ASIAN	17.6%	17.7%	15.5%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.1%	0.1%	0.2%
% OTHER	3.8%	4.1%	7.0%
Ethnicity			
% HISPANIC	9.8%	10.2%	14.9%

* Demographic data derived from 2010 US Census

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