

**RETAIL SPACE**

# WEST HEMPSTEAD, NY

580 HEMPSTEAD TURNPIKE



**SIZE**

1,267 SF

**ASKING RENT**

Upon Request

**CO-TENANTS**

Starbucks, Altice

**NEIGHBORS**

Stop & Shop, Starbucks, European Wax Center, Pet Supplies Plus, GNC, 7 Eleven, Dunkin, Boston Market, Capital One, CVS, T-Mobile

*Cherry Valley Marketplace:* Rite Aid, Cohen's Fashion Optical, Subway, Wayback Burgers, Raxx, LaRosa's, Sunny Nail Spa, J&K Dry Cleaners, SK Liquor Store

**COMMENTS**

Dedicated parking lot and signalized intersection

Located on the direct bus line of Hempstead Turnpike and near Long Island Rail Road train stops

**CONTACT EXCLUSIVE AGENTS**

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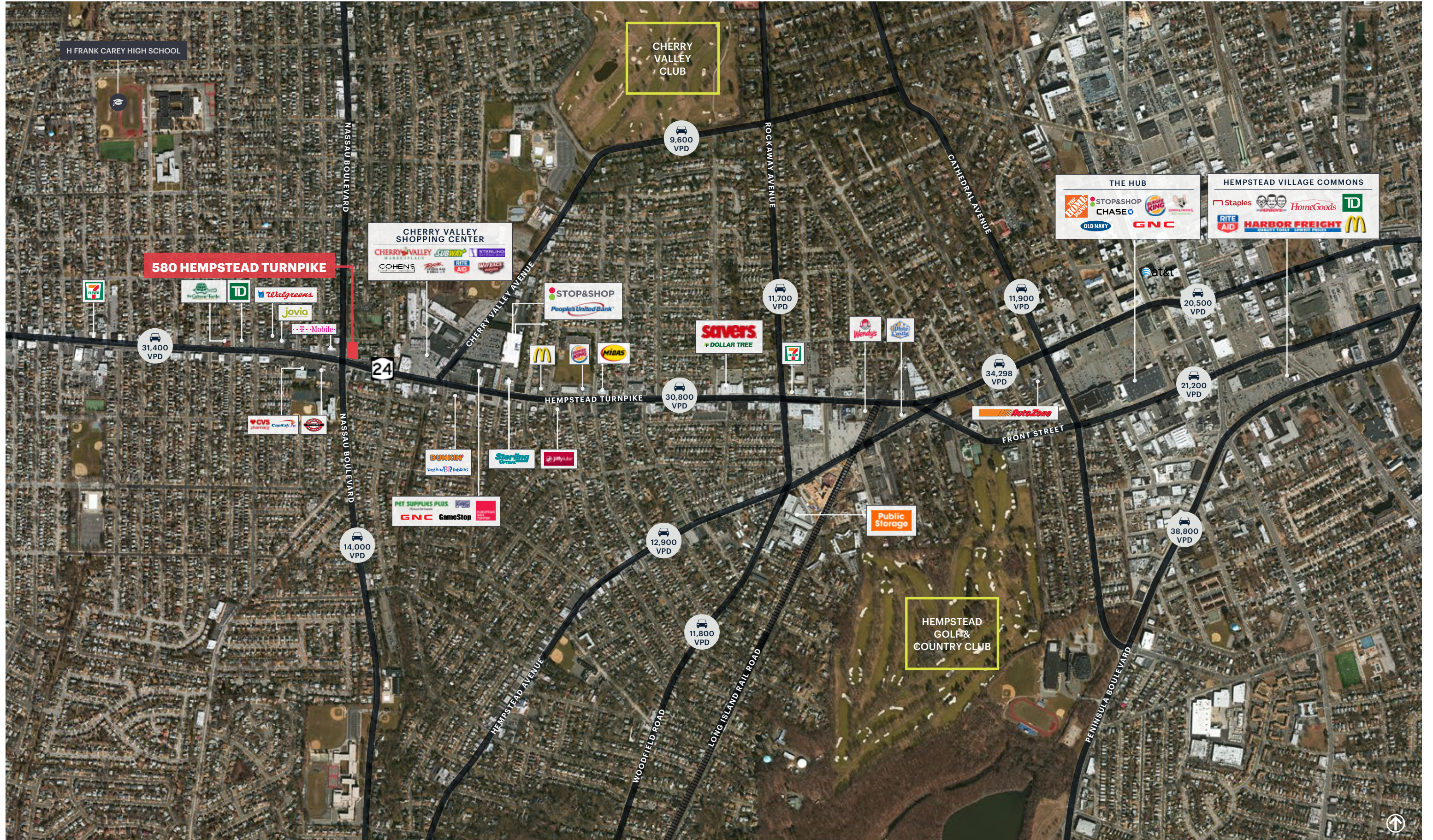


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Jericho, NY 11753  
516.933.8880

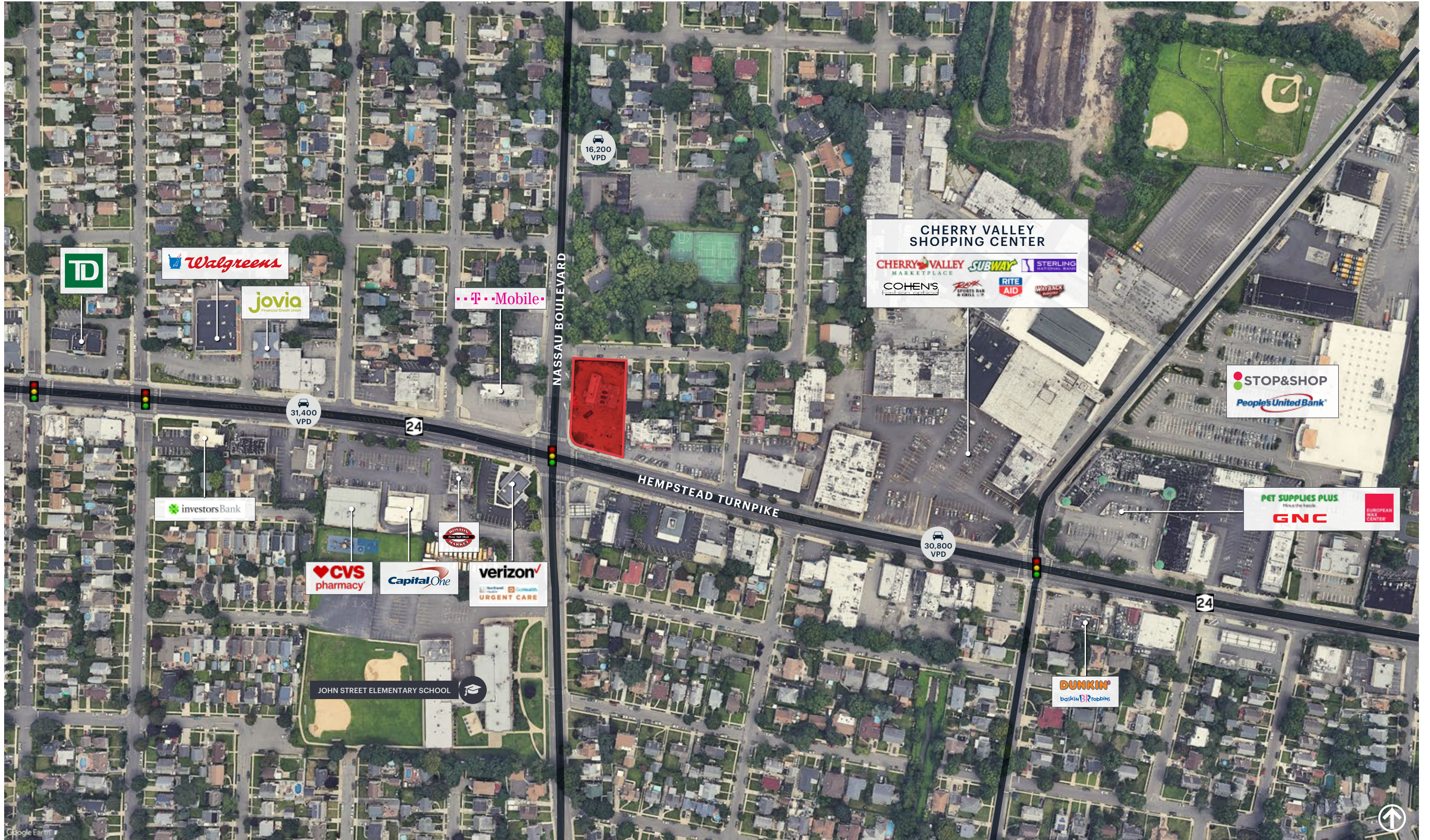
**Please visit us at [ripcony.com](http://ripcony.com) for more information**

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

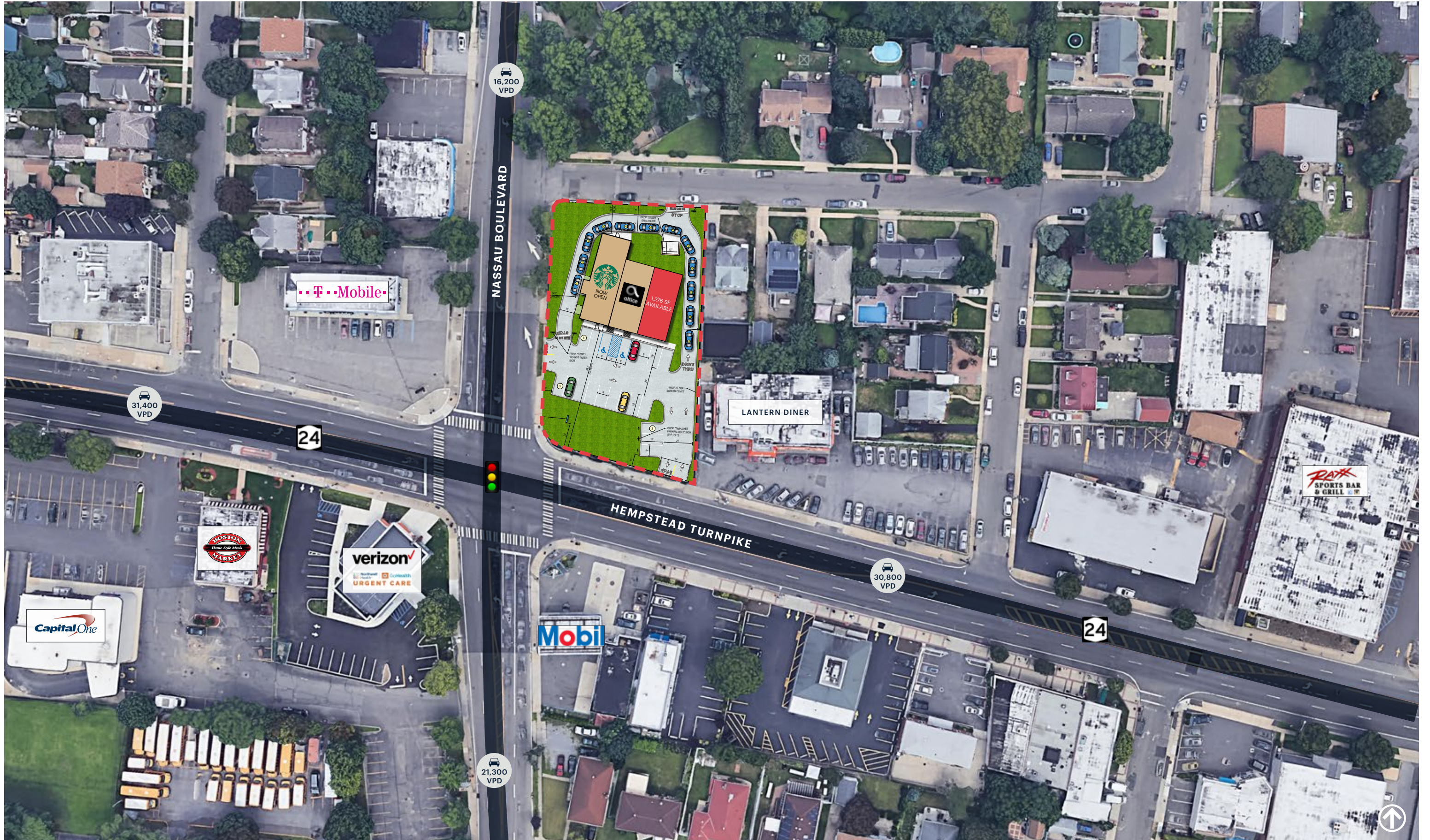
# MARKET AERIAL



**AERIAL**



**AERIAL**



580 HEMPSTEAD TURNPIKE WEST HEMPSTEAD, NEW YORK

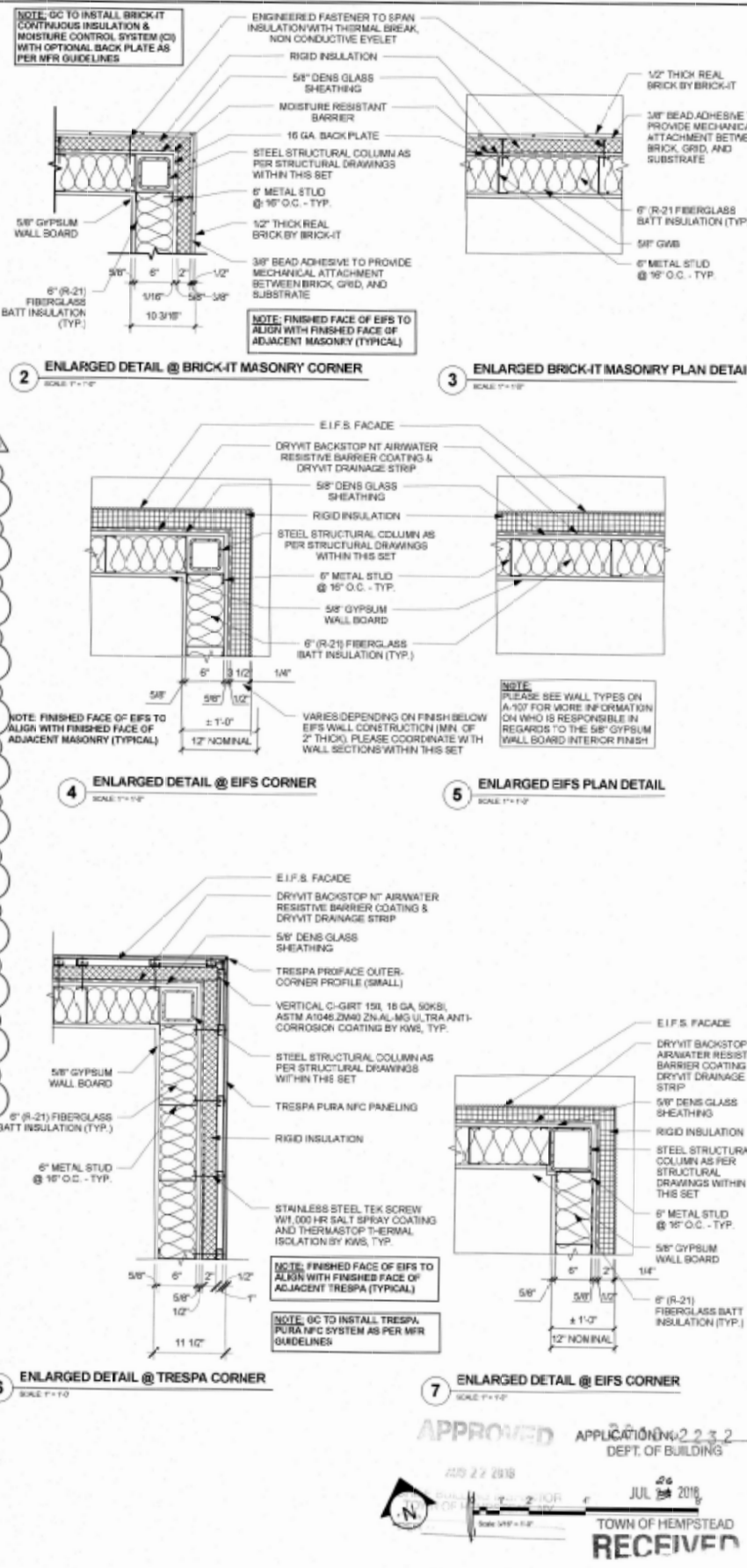
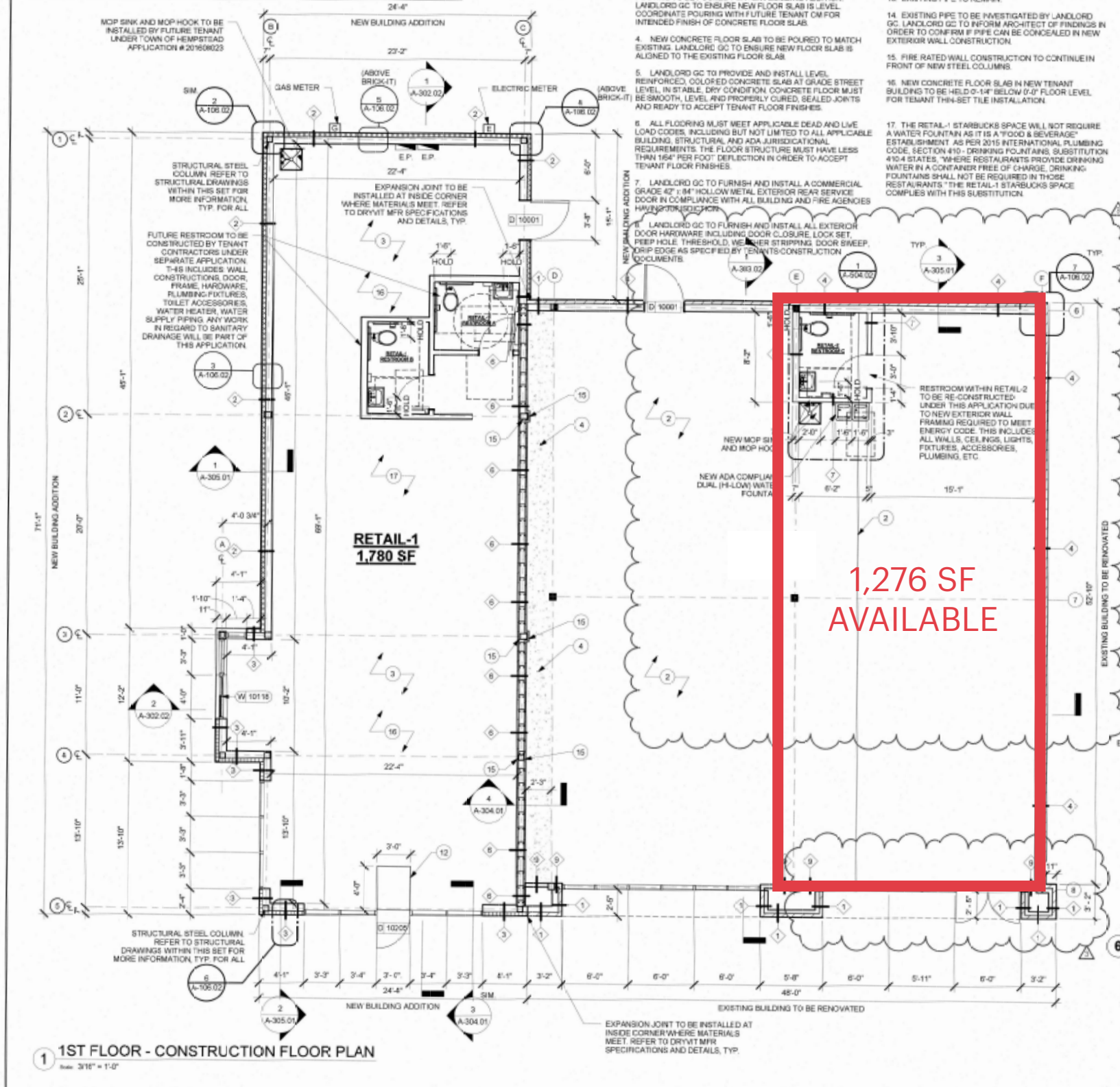
**SITE PLAN**



WINDOW SCHEDULE - "W"				
DESIGN ID	COUNT	DESCRIPTION	RESP.	COMMENTS
WINDOW 10116	1	WINDOW - DT HURRICANE RATED - 48x48IN - ALUMINUM	LL-LL	NEW DT WINDOW INSTALLED BY LL MFR READY ACCESS MODEL# SECURITY WINDOW 600-SERIES - FLUSH-MOUNT MODEL. DIMENSIONS: 47-1/2"W x 43-1/2"H x 4-1/2"D. SEE DETAIL 1-A-A-SIX FOR MORE INFORMATION. MINIMUM U-FACTOR OF GLASS TO BE 0.36. DT WINDOW TO HAVE 18" O.C. - MINIMUM OPEN ELECTRONIC RELEASE. OPTION ELECTRICAL POWER MUST BE PROVIDED TO THE DT WINDOW FOR THE M.C.E.R. SYSTEM. PLEASE SEE ELECTRICAL PLANS WITHIN THIS SET FOR MORE INFORMATION.

**SHEET NOTES**

- ALIGN FINISHED FACE OF WALL TO EXISTING FINISH
- EXISTING FLOOR SLAB IN THIS AREA SLOPES FOR PREVIOUS USE. NEW CONCRETE TOPPING LAYER TO BE POURED OVER EXISTING FLOOR SLAB IN ORDER TO CREATE A FLUSH SURFACE THROUGHOUT THE ENTIRETY OF THE BUILDING. LANDLORD GC TO ENSURE NEW FLOOR SLAB IS LEVEL WITH THE REST OF THE FLOOR SURFACES WITHIN THE EXISTING BUILDING. REFER TO STRUCTURAL DRAWINGS WITHIN THIS SET FOR MORE INFORMATION.
- NEW CONCRETE FLOOR SLAB, FOUNDATION WALLS AND FOOTING TO BE POURED FOR NEW BUILDING ADDITION. LANDLORD GC TO ENSURE NEW FLOOR SLAB IS LEVEL. COORDINATE POURING WITH FUTURE TENANT CM FOR INTENDED FINISH OF CONCRETE FLOOR SLAB.
- NEW CONCRETE FLOOR SLAB TO BE POURED TO MATCH EXISTING. LANDLORD GC TO ENSURE NEW FLOOR SLAB IS ALIGNED TO THE EXISTING FLOOR SLAB.
- LANDLORD GC TO PROVIDE AND INSTALL LEVEL REINFORCED, COLORED CONCRETE SLAB AT GRADE STREET LEVEL, IN STABLE, DRY CONDITION. CONCRETE FLOOR MUST BE SMOOTH, LEVEL AND PROPERLY CURED, SEALED JOINTS AND READY TO ACCEPT TENANT FLOOR FINISHES.
- ALL FLOORING MUST MEET APPLICABLE DEAD AND LIVE LOAD CODES, INCLUDING BUT NOT LIMITED TO ALL APPLICABLE BUILDING, STRUCTURAL, AND ADA JURISDICTIONAL REQUIREMENTS. THE FLOOR STRUCTURE MUST HAVE LESS THAN 1/8" PER FOOT DEFLECTION IN ORDER TO ACCEPT TENANT FLOOR FINISHES.
- LANDLORD GC TO FURNISH AND INSTALL A COMMERCIAL GRADE 4" x 8" HOLLOW METAL EXTERIOR REAR SERVICE DOOR IN COMPLIANCE WITH ALL BUILDING AND FIRE AGENCIES HAVING JURISDICTION.
- LANDLORD GC TO FURNISH AND INSTALL ALL EXTERIOR DOOR HARDWARE INCLUDING DOOR CLOSURE LOCK SET, PEEP HOLE, THRESHOLD, WEATHER STRIPPING, DOOR SWEEP, DRIP EDGE AS SPECIFIED BY TENANT'S CONSTRUCTION DOCUMENTS.
- OMITTED.
- OMITTED.
- OMITTED.
- LANDLORD TO NOTE THAT CONCRETE FLOOR SLAB WILL NEED TO BE RECESSED TO ACCEPT NEW WALK OFF MAT. LANDLORD TO COORDINATE THIS RECESS WITH THE SBUX CM & SBUX GC BEFORE INITIAL SLAB POUR TO PREVENT FUTURE SAW CUTTING OF NEW SLAB.
- EXISTING PIPE TO REMAIN.
- EXISTING PIPE TO BE INVESTIGATED BY LANDLORD GC. LANDLORD GC TO INFORM ARCHITECT OF FINDINGS IN ORDER TO CONFIRM IF PIPE CAN BE CONCEALED IN NEW EXTERIOR WALL CONSTRUCTION.
- FIRE RATED WALL CONSTRUCTION TO CONTINUE IN FRONT OF NEW STEEL COLUMNS.
- NEW CONCRETE FLOOR SLAB IN NEW TENANT BUILDING TO BE HELD 0'-14" BELOW 0'-0" FLOOR LEVEL FOR TENANT THIN-SET TILE INSTALLATION.
- THE RETAIL-1 STARBUCKS SPACE WILL NOT REQUIRE A WATER FOUNTAIN AS IT IS A "FOOD & BEVERAGE" ESTABLISHMENT AS PER 2015 INTERNATIONAL PLUMBING CODE, SECTION 410 - DRINKING FOUNTAINS, SUBSTITUTION 410.4 STATES, "WHERE RESTAURANTS PROVIDE DRINKING WATER IN A CONTAINER FREE OF CHARGE, DRINKING FOUNTAINS SHALL NOT BE REQUIRED IN THOSE RESTAURANTS." THE RETAIL-1 STARBUCKS SPACE COMPLIES WITH THIS SUBSTITUTION.



**ARCHITECT OF RECORD**  
WILLIAM F. COLLINS, AIA ARCHITECTS, LLP  
12-1 TECHNOLOGY DRIVE, SETTAuket, NY 11733

**MEP ENGINEER OF RECORD**  
EMTEC CONSULTING ENGINEERS  
3505 VETERANS MEMORIAL HIGHWAY, SUITE M,  
ROCKYHONK, NY 11733

**STRUCTURAL ENGINEER OF RECORD**  
B-CUBED ENGINEERING, LLC  
135 POST ROAD EAST, SUITE 12,  
WESTPORT, CT 06880



TOWN OF HEMPSTEAD APPLICATION # 201610756

**HELM EQUITIES**  
HELM EQUITIES  
150 BROADWAY, SUITE 800  
NEW YORK, NY 10038  
(212) 806-5100

**PROJECT NAME:**  
HELM EQUITIES  
BUILDING RENOVATION  
AND ADDITION

**PROJECT ADDRESS:**  
580 HEMPSTEAD TURNPIKE,  
WEST HEMPSTEAD, NY 11552

**WFC PROJECT #:** 16-11534  
**ISSUE DATE:** 09/25/17  
**PRODUCTION DESIGNER:** WFC ARCHITECTS  
**CHECKED BY:** EMC

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION
3	07/20/18	WFC	DOB AMENDMENT
2	05/25/17	WFC	ISSUED FOR CONSTRUCTION
1	02/25/17	WFC	ISSUED FOR FILING
	08/25/17	WFC	100% CD REVIEW
	07/10/17	WFC	80% CD SUBMISSION

**SUBMISSION SCHEDULE**

**SHEET TITLE:**  
CONSTRUCTION FLOOR PLAN

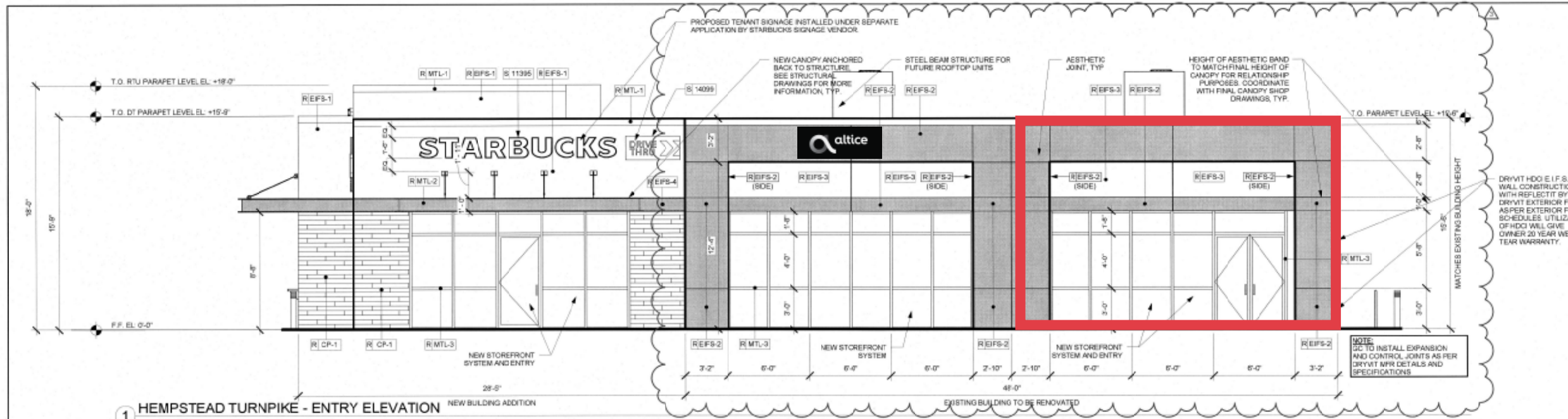
**SCALE AS SHOWN**

**PAGE NUMBER:** 07 OF 40  
**DESIGNATION:** A-106.02

**APPROVED** APPLICATION # 2232  
DEPT. OF BUILDING

2018 JUL 26 2018  
TOWN OF HEMPSTEAD  
**RECEIVED**

# ELEVATION



**1 HEMPSTEAD TURNPIKE - ENTRY ELEVATION**  
Scale: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE - "R"			
DESIGN ID	DESCRIPTION	STYLE	COMMENTS
BRK-1	BRICK - NATURAL	BRICK	MFR BRICK IT, COLOR BURNT RUSSET
CP-1	COMPOSITE PLANK - FACADE PANELING	COMPOSITE	MFR TRESPA MODEL PURA NFO, COLOR PL22 SLATE EBONY MATTE, FLUSH SIDING APPLICATION
EIFS-1	EXTERIOR INSULATED FACADE SYSTEM - LIGHT GREY	PAINT	MFR PAREX COLOR PLATEAU, TEXTURE SAND FINE
EIFS-2	EXTERIOR INSULATED FACADE SYSTEM - DARK GREY	PAINT	MFR PAREX COLOR BASALT, TEXTURE SAND FINE
EIFS-3	EXTERIOR INSULATED FACADE SYSTEM - LIGHT GREY	PAINT	MFR PAREX COLOR PLATEAU, TEXTURE SAND FINE
EIFS-4	EXTERIOR INSULATED FACADE SYSTEM - BLACK	PAINT	MFR PAREX COLOR BLACK, TEXTURE SAND FINE
MTL-1	METAL - CORNING	POWDERCOAT	COLOR: BLACK TO MATCH STARBUCKS METAL MT0011
MTL-2	METAL - CANOPY	POWDERCOAT	COLOR: BLACK TO MATCH STARBUCKS METAL MT0011
MTL-3	ALUMINUM - STOREFRONT	ANODIZED	COLOR: BLACK TO MATCH STARBUCKS METAL MT0011
MTL-4	DRIVE THRU WINDOW AIR CURTAIN	ANODIZED	COLOR TO MATCH ALUMINUM STOREFRONT

EXTERIOR SIGNAGE SCHEDULE - "S"					
DESIGN ID	COUNT	DESCRIPTION	RESP.	BULB	COMMENTS
13163	2	SIGN - DISK SF ILLUMINATED FLUSH MOUNTED EVOLVED - 48N 1220MM	VD-VD	MFR LUMINICENT, MODEL# 13163 - 48 IN PHONE: (783)424-3732	
14091	1	SIGN - DT DIRECTIONAL EXIT SIGN ILLUMINATED ARROW SERIES - 46N 1170MM	VD-VD	GC TO COORDINATE FINAL SET UP W/SSBX VENDOR	
14096	4	SIGN - DRIVE THRU ILLUMINATED ARROW SERIES FLUSH MOUNTED - 48N 1220MM	VD-VD	GC TO COORDINATE FINAL SET UP W/SSBX VENDOR	
14104	3	SIGN - DT DIRECTIONAL ILLUMINATED ARROW SERIES WITH LOGO - 46N 1170MM	VD-VD	GC TO COORDINATE FINAL SET UP W/SSBX VENDOR	
14106	1	SIGN - DT CLEARANCE BAR ARROW SERIES FREESTANDING	VD-VD	MFR GABLE, MODEL# 14106 DT CLEARANCE BAR PHONE: (410)255-6400, GC TO COORDINATE FINAL SET UP W/SSBX VENDOR	
11396	2	SIGN - INLINE ILLUMINATED FLUSH MOUNTED - 18N 455MM	VD-VD	GC TO COORDINATE FINAL SET UP W/SSBX VENDOR	

NOTE: ITEMS SCHEDULED AS "VD-VD" IS TO BE PROVIDED AND INSTALLED BY STARBUCKS VENDOR. THESE ITEMS ARE SCHEDULED AND SHOWN FOR COORDINATION PURPOSES.

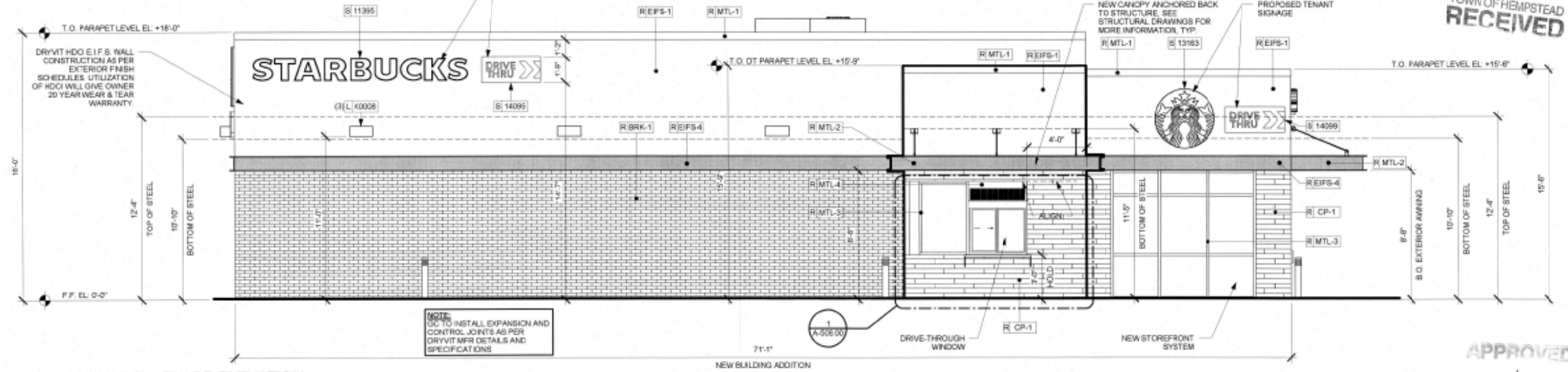
**RESPONSIBILITY LEGEND**

- SBGC STARBUCKS GENERAL CONTRACTOR
- LL LANDLORD GENERAL CONTRACTOR
- WH STARBUCKS WAREHOUSE
- VD STARBUCKS VENDOR DIRECT

NOTE: ALL FINISHES ARE SPECIFIED FOR BIDDING PURPOSES ONLY. FINISHES AND DETAILS SHOWN PROVIDE BASIS OF DESIGN. HOWEVER, LANDLORD GC IS FREE TO SUBMIT SUBSTITUTIONS FOR LANDLORD AND ARCHITECT TO APPROVE.

EXTERIOR LIGHTING FIXTURE SCHEDULE - "L"					
DESIGN ID	COUNT	DESCRIPTION	RESP.	BULB	COMMENTS
X0006	4	EXTERIOR WALL PACK	LL-LL	LED - 46W	MFR LSI INDUSTRIES, MODEL # XPM53 FT LED 38-450MM-UE
X0008	2	EXTERIOR SECURITY LIGHT	LL-LL	LED - 24W	MFR LITHONIA LIGHTING, MODEL # WSR-L-ED-4K-SR2-MVOLT-ELCW-DBLXD
X0011	11	EXTERIOR CAN 4IN - RECESSED IN CANOPY	LL-LL	LED - 6.5W	MFR LITHONIA LIGHTING, MODEL # LDN4-3005-L04-LSS-MVOLT-EZ10-WL
X0012	1	EXTERIOR EMERGENCY CAN 4IN - RECESSED IN CANOPY	LL-LL	LED - 6.5W	MFR LITHONIA LIGHTING, MODEL # LDN4-3005-L04-LSS-125-EZ10-WL-EL

201812232  
APPLICATION NO  
DEPT OF BUILDING  
JUL 26 2018  
TOWN OF HEMPSTEAD  
RECEIVED



**2 NASSAU BOULEVARD ELEVATION**  
Scale: 1/8" = 1'-0"



**ARCHITECT OF RECORD**  
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**MEP ENGINEER OF RECORD**  
EMTEC CONSULTING ENGINEERS  
2955 VETERANS MEMORIAL HIGHWAY, SUITE N,  
ROCKYHONK, NY 11733

**STRUCTURAL ENGINEER OF RECORD**  
B-CUBED ENGINEERING, LLC  
155 POST ROAD EAST, SUITE 12,  
WESTPORT, CT 06880



TOWN OF HEMPSTEAD APPLICATION # 201813786



HELM EQUITIES  
150 BROADWAY SUITE 800  
NEW YORK, NY 10038  
(212) 606-5100

PROJECT NAME:  
**HELM EQUITIES  
BUILDING RENOVATION  
AND ADDITION**  
PROJECT ADDRESS:  
**580 HEMPSTEAD TURNPIKE,  
WEST HEMPSTEAD, NY 11552**

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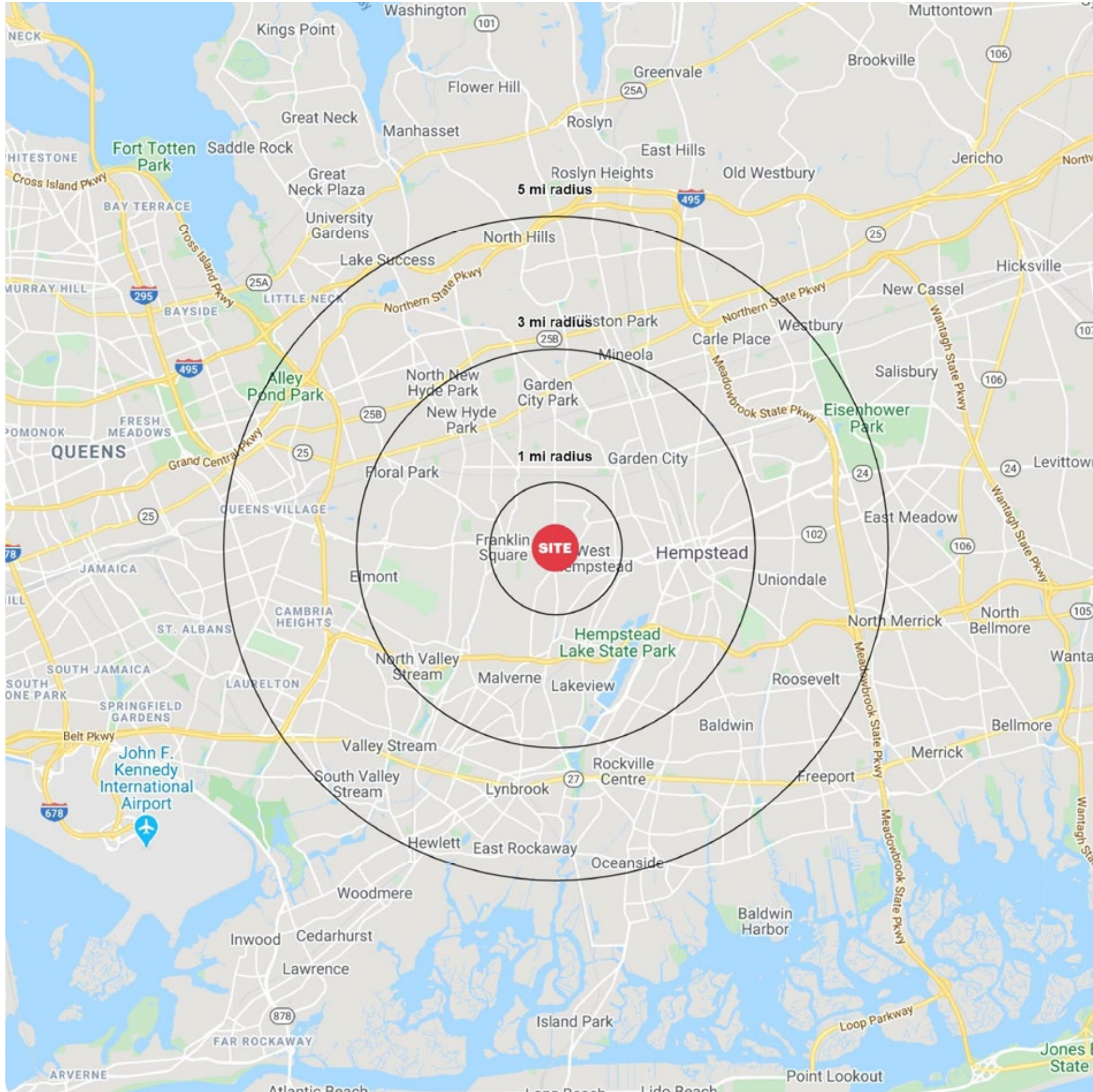
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SUBMISSION SCHEDULE

SHEET TITLE:  
**EXTERIOR ELEVATIONS**

SCALE: AS SHOWN  
PAGE NUMBER: 12 OF 40  
A-201.01

# AREA DEMOGRAPHICS



580 HEMPSTEAD TURNPIKE WEST HEMPSTEAD, NEW YORK

## 1 MILE RADIUS

### POPULATION

27,521

### HOUSEHOLDS

9,205

### AVERAGE HOUSEHOLD INCOME

\$142,420

### MEDIAN HOUSEHOLD INCOME

\$120,131

### COLLEGE GRADUATES (Bachelor's +)

7,500 - 38.9%

### TOTAL BUSINESSES

1,433

### TOTAL EMPLOYEES

9,894

### DAYTIME POPULATION (w/ 16 yr +)

18,219

## 3 MILE RADIUS

### POPULATION

250,521

### HOUSEHOLDS

81,399

### AVERAGE HOUSEHOLD INCOME

\$144,243

### MEDIAN HOUSEHOLD INCOME

\$112,684

### COLLEGE GRADUATES (Bachelor's +)

70,131 - 40.5%

### TOTAL BUSINESSES

10,733

### TOTAL EMPLOYEES

95,133

### DAYTIME POPULATION (w/ 16 yr +)

169,530

## 5 MILE RADIUS

### POPULATION

692,303

### HOUSEHOLDS

229,656

### AVERAGE HOUSEHOLD INCOME

\$137,760

### MEDIAN HOUSEHOLD INCOME

\$105,997

### COLLEGE GRADUATES (Bachelor's +)

191,626 - 39.3%

### TOTAL BUSINESSES

30,665

### TOTAL EMPLOYEES

299,405

### DAYTIME POPULATION (w/ 16 yr +)

510,855

# AREA DEMOGRAPHICS

