



RETAIL SPACE

EAST MEADOW, NY

1600 HEMPSTEAD TURNPIKE

SIZE

±4,102 SF

ASKING RENT

Upon Request

NEIGHBORS

Stew Leonard's, Marshalls, Great Clips, Angel Tips Nail Salon, Club Pilates, Fit Body Boot Camp (Coming Soon), Lidl, CarMax, Rite Aid, Chase Bank, Nu Health Nassau University Medical Center, Roslyn Savings Bank, Uncle Giuseppe's, Orangetheory Fitness, Arby's, Sonic, Wendy's, Chipotle, Texas Roadhouse

COMMENTS

Freestanding building with triple drive-thru's

32 parking stalls

Located at the signalized intersection of Merrick Avenue and Hempstead Turnpike

Approximately 65,300 vehicles passing this site daily- 44,700 vehicles on Hempstead Turnpike and 20,600 vehicles on Merrick Avenue

Easy access to both the Meadowbrook Parkway and Wantagh Parkway

Eisenhower Park located across the street

Hofstra University and Nassau Community College approximately 1.5 miles away

CONTACT EXCLUSIVE AGENT

TOM RETTALIATA

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516.933.8880

RIPCO
REAL ESTATE

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Please visit us at 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



1600 HEMPSTEAD TURNPIKE EAST MEADOW, NEW YORK

AERIAL



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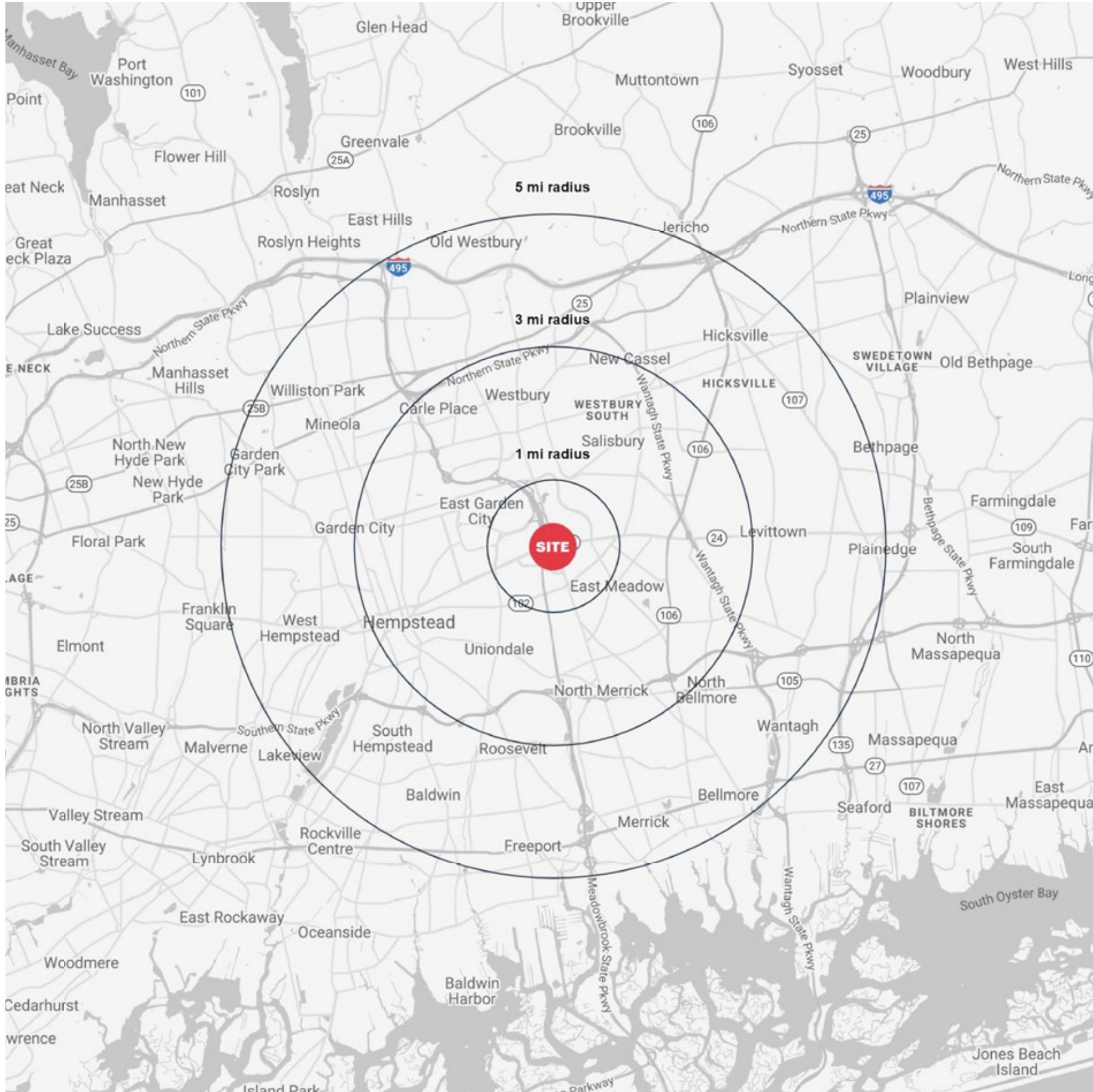
AERIAL



SITE PLAN



AREA DEMOGRAPHICS



1600 HEMPSTEAD TURNPIKE EAST MEADOW, NEW YORK

1 MILE RADIUS

POPULATION
12,504
HOUSEHOLDS
4,203
AVERAGE HOUSEHOLD INCOME
\$127,465
MEDIAN HOUSEHOLD INCOME
\$96,676

COLLEGE GRADUATES (BACHELOR'S +)
3,265 - 36.2%
TOTAL BUSINESSES
878
TOTAL EMPLOYEES
11,930
DAYTIME POPULATION (W/ 16 YR +)
16,729

3 MILE RADIUS

POPULATION
208,900
HOUSEHOLDS
62,779
AVERAGE HOUSEHOLD INCOME
\$137,395
MEDIAN HOUSEHOLD INCOME
\$105,771

COLLEGE GRADUATES (BACHELOR'S +)
50,890 - 35.8%
TOTAL BUSINESSES
9,577
TOTAL EMPLOYEES
106,240
DAYTIME POPULATION (W/ 16 YR +)
175,257

5 MILE RADIUS

POPULATION
514,853
HOUSEHOLDS
162,704
AVERAGE HOUSEHOLD INCOME
\$155,676
MEDIAN HOUSEHOLD INCOME
\$120,499

COLLEGE GRADUATES (BACHELOR'S +)
146,180 - 41.1%
TOTAL BUSINESSES
26,548
TOTAL EMPLOYEES
270,930
DAYTIME POPULATION (W/ 16 YR +)
439,873

AREA DEMOGRAPHICS

