



## RETAIL SPACE

# HEMPSTEAD, NY

## THE HUB

132-178 FULTON AVENUE

### SIZE

1,652 SF (23'-7" x 70'-1")

2,168 SF (21'-8" x 99'-11")

6,205 SF (88' x 70')

### ASKING RENT

Upon Request

### EXTRAS

Real Estate Taxes - \$9.29 PSF

CAM - \$4.15 PSF

Insurance - \$0.30 PSF

### CO-TENANTS

Super Stop & Shop, Old Navy, Five Below, Home Depot, GNC, AT&T, Burger King, Chase Bank

### NEIGHBORS

Chuck E. Cheese's, GameStop, Subway, Bethpage Federal Credit Union, AutoZone, Family Dollar, PepBoys, Goodyear, Hempstead LIRR Train Station, Nassau County Parking & Traffic Violation Agency, Hempstead Building Department, Hempstead Town Clerk's Office

### COMMENTS

248,569 SF Shopping Center

Centrally located in Nassau County with strong local demographics

Direct visibility on Fulton Avenue with dedicated traffic light, 0.8 Miles from Hempstead Long Island Rail Road Train Station

## CONTACT EXCLUSIVE AGENTS

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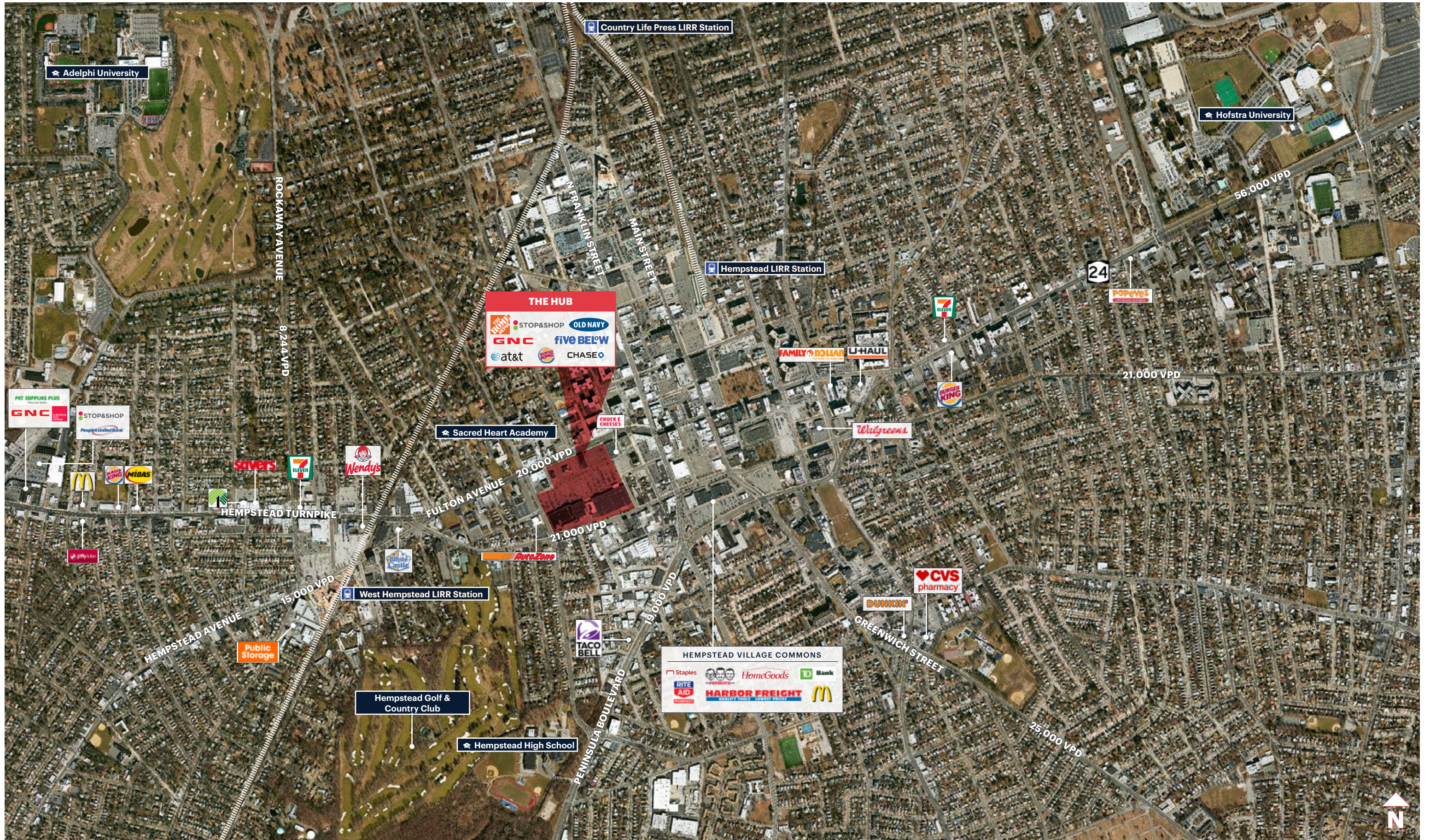
**RIPCO**  
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Please visit us at [ripcony.com](http://ripcony.com) for more information

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



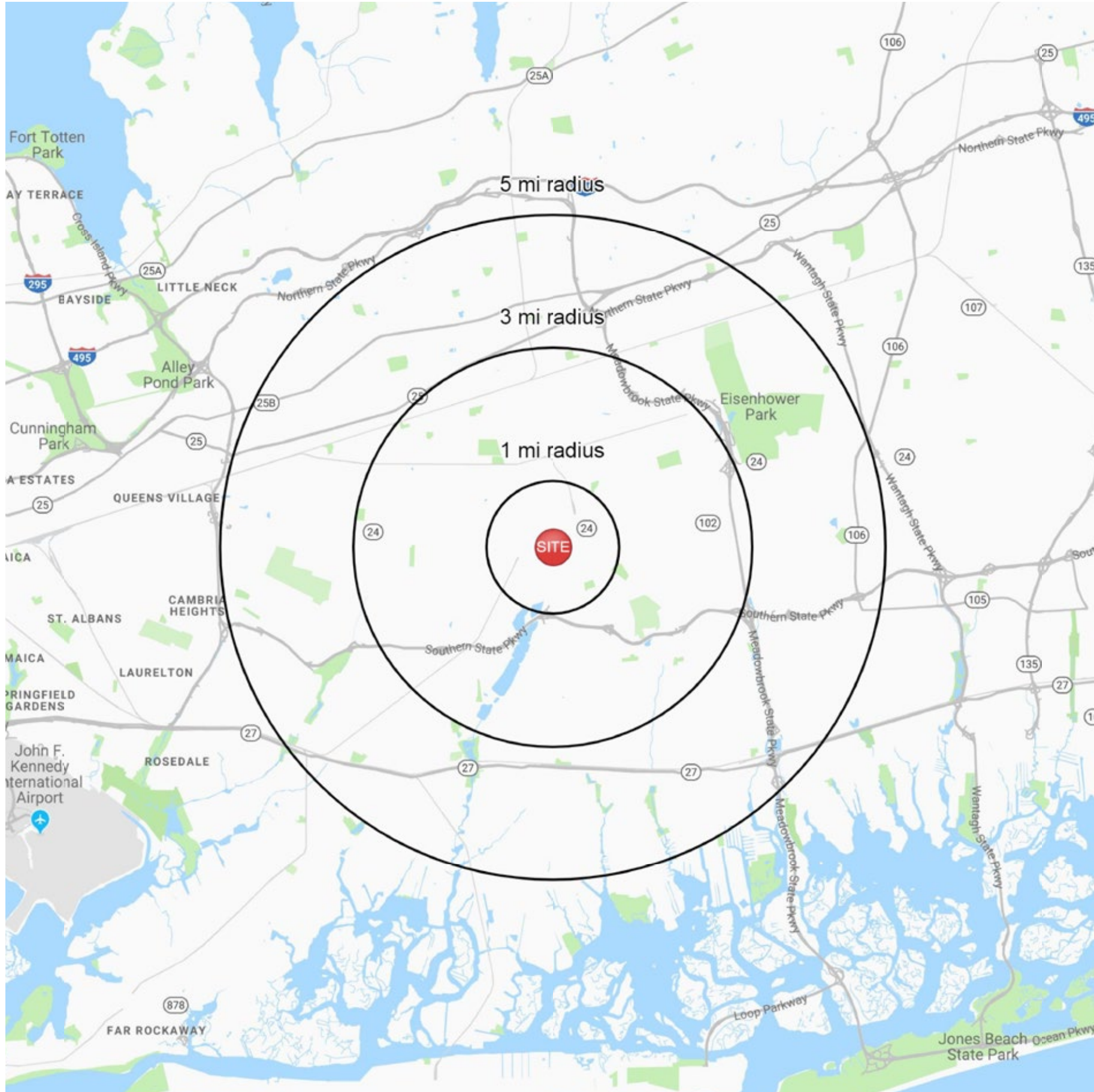


# SITE PLAN



TENANT INDEX	
SUPER STOP & SHOP	65,045
OLD NAVY	17,542
FIVE BELOW	8,660
AVAILABLE	2,168
HOME DEPOT	134,821
AVAILABLE	6,205
<b>UNOWNED:</b>	
-CHUCK E. CHEESE'S	
-DANICE	
-GAMESTOP	
-SUBWAY	
-BETHPAGE FEDERAL CREDIT UNION	
-PETLAND DISCOUNTS	
GNC	1,154
AVAILABLE	1,652
AT&T MOBILITY	3,500
BURGER KING	3,698
CHASE	4,150

# AREA DEMOGRAPHICS



## 1 MILE RADIUS

### POPULATION

38,801

### HOUSEHOLDS

11,866

### AVERAGE HOUSEHOLD INCOME

\$92,195

### MEDIAN HOUSEHOLD INCOME

\$71,145

### COLLEGE GRADUATES (Bachelor's +)

6,498 - 25.2%

### TOTAL BUSINESSES

1,754

### TOTAL EMPLOYEES

15,845

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

26,312

## 3 MILE RADIUS

### POPULATION

224,404

### HOUSEHOLDS

69,105

### AVERAGE HOUSEHOLD INCOME

\$136,221

### MEDIAN HOUSEHOLD INCOME

\$104,183

### COLLEGE GRADUATES (Bachelor's +)

57,373 - 37.8%

### TOTAL BUSINESSES

11,004

### TOTAL EMPLOYEES

118,149

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

187,094

## 5 MILE RADIUS

### POPULATION

634,343

### HOUSEHOLDS

205,415

### AVERAGE HOUSEHOLD INCOME

\$134,028

### MEDIAN HOUSEHOLD INCOME

\$106,593

### COLLEGE GRADUATES (Bachelor's +)

176,481 - 40.1%

### TOTAL BUSINESSES

29,584

### TOTAL EMPLOYEES

278,201

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

472,336

# AREA DEMOGRAPHICS

