

**EXCLUSIVE – 3,000 SF RETAIL SPACE FOR LEASE**  
**1069 Hempstead Turnpike, Franklin Square NY 11010**



**Type:** *RETAIL*  
**Unit Size:** **3,000 SF (plus full basement)**  
**Price:** *Call for details*

**Co and Neighboring Tenants:** Century 21, Citibank, Mavis Discount Tire, Dunkin Donuts, Wendy's, Synergy Gym, Taco Bell, Chase Bank, AT&T, Bow Tie Cinemas, Filomena's Italian Restaurant, Thai Restaurant.

**Brief Description:** **Fully Sprinklered 3,000 SF Space with 2 ADA Compliant Bathrooms!** Outstanding location on Hempstead Turnpike just west of NHP Rd. / Franklin Ave. **Beautiful, clean, move in ready space!!** Full basement with high ceilings! **Plenty of parking available at rear plus street parking.** Front and rear entrances! Strong demographics and convenient to all! **ADT: 34,578**

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**DEMOGRAPHICS**

	<u>1 Mile</u>	<u>2 Mile</u>	<u>3 Mile</u>
2015 HH Income	\$106,204	\$118,022	\$114,339
2015 Est. Population	35,938	116,748	260,018

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