

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



Type: *RETAIL*
Unit Size: **±3,000 SF (DIVISIBLE TO ± 1,500 SF)**
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 (DIVISIBLE) 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