

**EXCLUSIVE – 1,500 SF MED OFFICE or RETAIL SPACE FOR LEASE**  
**1069 Hempstead Turnpike, Franklin Square NY 11010**



**Type:** *RETAIL*  
**Unit Size:** **1,500 SF (plus full basement)**  
**Price:** *Call for details*  
**Co and Neighboring Tenants:** *FORMER MEDICAL SPACE can be used for RETAIL*  
 Century 21, Center for Autism and Related Disorders (CARD), 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, 99 cent store.  
**Brief Description:** **Fully Sprinklered 1,500 SF Space with full basement! Former Medical Space**, 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: 30,823**

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**DEMOGRAPHICS**

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2020 HH Income	\$126,434	\$143,579	\$133,710
2020 Est. Population	35,340	258,081	768,438

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