

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



Type: *MEDICAL or 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*
 Coldwell Banker, 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! **LANDLORD WILL PROVIDE 2 MONTHS FREE RENT! 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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