

hempstead, ny

the hub

prime retail opportunity in a regional power center | for lease



| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|--------------------|----------|-----------|-----------|
| Population | 42,390 | 218,949 | 622,540 |
| Median HHI | \$70,062 | \$107,008 | \$109,587 |
| Daytime Population | 15,435 | 120,595 | 277,924 |

| | |
|-------------|--|
| Address | 172 Fulton Ave, Hempstead, NY |
| Available | 11,375 square feet 4,000 square feet 1,500 square feet |
| Asking Rent | Upon Request |
| Co Tenants | The Home Depot, Stop & Shop, Chase Bank, Old Navy, Burger King, GameStop, Bethpage Federal Credit Union, AT&T, T-Mobile, and GNC |
| Area Retail | AutoZone, KFC, White Castle, Savers, Walgreens, Bravo Supermarkets, CubeSmart, and many more |
| Comments | <ul style="list-style-type: none">• located in downtown Hempstead with close proximity to Garden City and West Hempstead• ample parking and regional highway accessibility• destination carries excellent office and residential demographics• traffic count of approximately 40,737 vehicles per day on Fulton Avenue/Hempstead Turnpike |

For More Information:

Jessica Hansen | hansen@sabre.life | T 516 874 8070 x 1533

Kenneth Breslin | breslin@sabre.life | T 516 874 8070 x 1500

sabre.life



hempstead, ny

the hub

SITE PLAN



For More Information:

Jessica Hansen | hansen@sabre.life | T 516 874 8070 x 1533

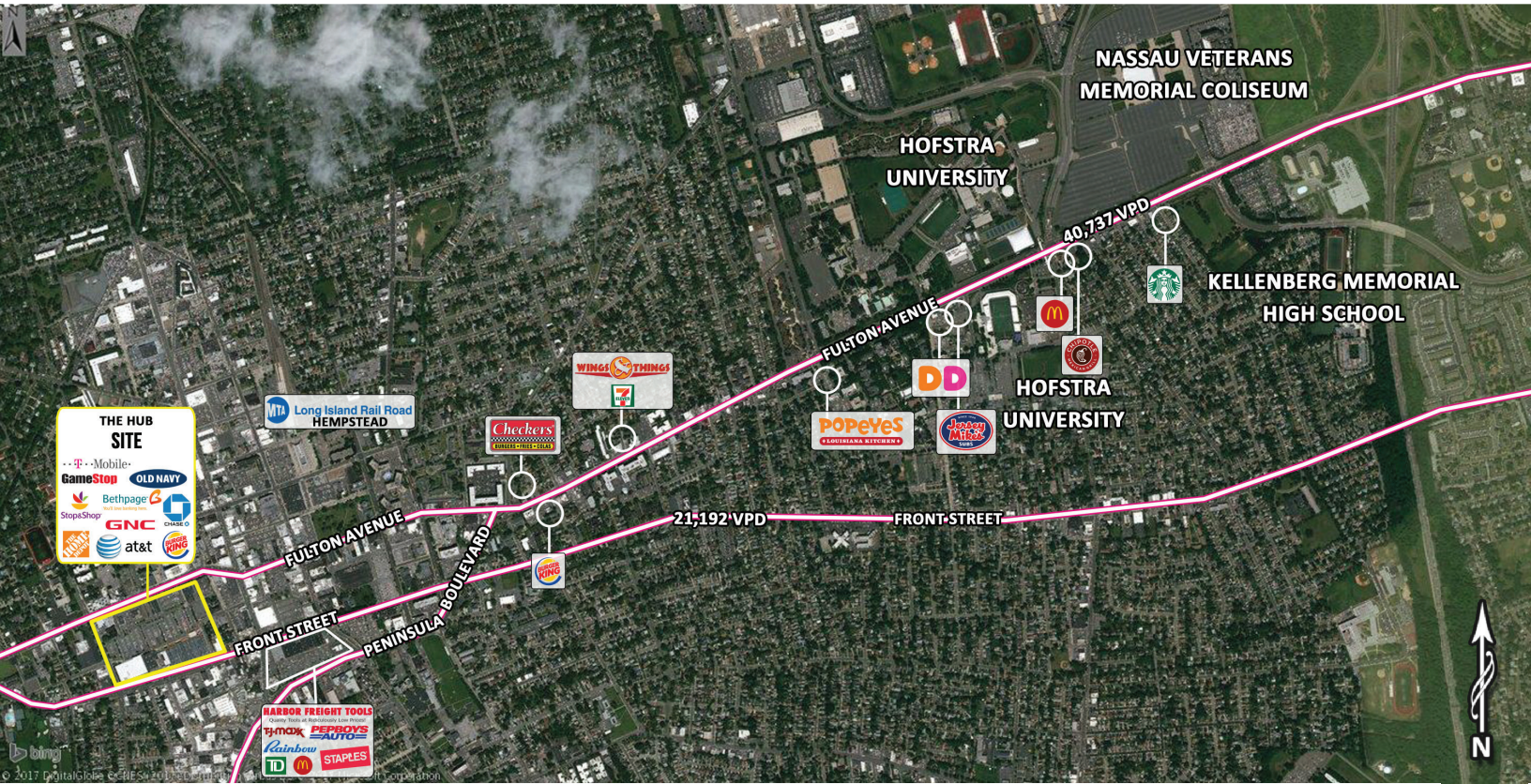
Kenneth Breslin | breslin@sabre.life | T 516 874 8070 x 1500

sabre.life



hempstead, ny

the hub



For More Information:

Jessica Hansen | hansen@sabre.life | T 516 874 8070 x 1533

Kenneth Breslin | breslin@sabre.life | T 516 874 8070 x 1500

Sabre Real Estate Group, LLC

500 Old Country Road Garden City NY 11530

500 Route 17 South Hasbrouck Heights NJ 07604

135 Madison Ave 8th Floor New York NY 10016



sabre.life

© Sabre Real Estate Group, LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.