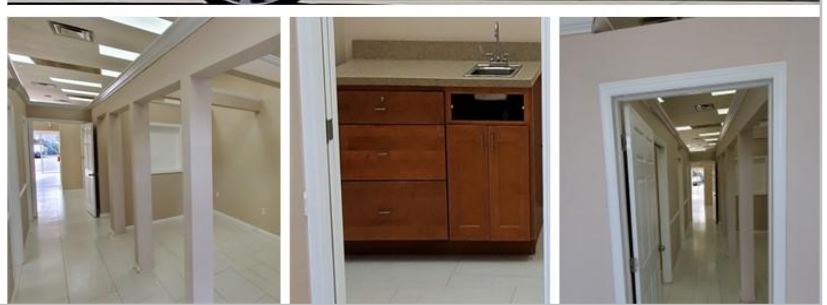


EXCLUSIVE – 1,500 SF MED/DENTAL OFFICE or RETAIL SPACE FOR LEASE

1069 Hempstead Turnpike, Franklin Square NY 11010



Type: *MEDICAL/DENTAL or RETAIL*
Unit Size: **1,500 SF (plus full basement)**
Price: *Call for details*

Co and Neighboring Tenants: *Coldwell Banker, Center for Autism and Related Disorders (CARD), Everything Wings, Citibank, Mavis Discount Tire, Dunkin Donuts, Wendy's, , Taco Bell, Chase Bank, AT&T, Filomena's Italian Restaurant, Thai Restaurant, 99 cent store.*

Brief Description: **Fully Sprinklered 1,500 SF Space with full basement!** **Former Med/SPA 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: 33,944**

For More Information Contact:
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DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2020 HH Income	\$132,933	\$144,311	\$132,200
2023 Est. Population	32,715	256,644	773,432

All information furnished is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice.