



## RETAIL SPACE

# EAST MEADOW, NY

1600 HEMPSTEAD TURNPIKE

### SIZE

±4,102 SF

### ASKING RENT

Upon Request

### NEIGHBORS

Stew Leonard's, Marshalls, Great Clips, Angel Tips Nail Salon, Club Pilates, Fit Body Boot Camp (Coming Soon), Lidl, CarMax, Rite Aid, Chase Bank, Nu Health Nassau University Medical Center, Roslyn Savings Bank, Uncle Giuseppe's, Orangetheory Fitness, Arby's, Sonic, Wendy's, Chipotle, Texas Roadhouse

### COMMENTS

Freestanding building with triple drive-thru's

32 parking stalls

Located at the signalized intersection of Merrick Avenue and Hempstead Turnpike

Approximately 65,300 vehicles passing this site daily- 44,700 vehicles on Hempstead Turnpike and 20,600 vehicles on Merrick Avenue

Easy access to both the Meadowbrook Parkway and Wantagh Parkway

Eisenhower Park located across the street

Hofstra University and Nassau Community College approximately 1.5 miles away

## CONTACT EXCLUSIVE AGENT

### TOM RETTALIATA

trettaliata@ripcony.com

516.933.8880

**RIPCO**  
REAL ESTATE

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Please visit us at [ripcony.com](http://ripcony.com) for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

# MARKET AERIAL



1600 HEMPSTEAD TURNPIKE EAST MEADOW, NEW YORK

**AERIAL**



1600 HEMPSTEAD TURNPIKE EAST MEADOW, NEW YORK

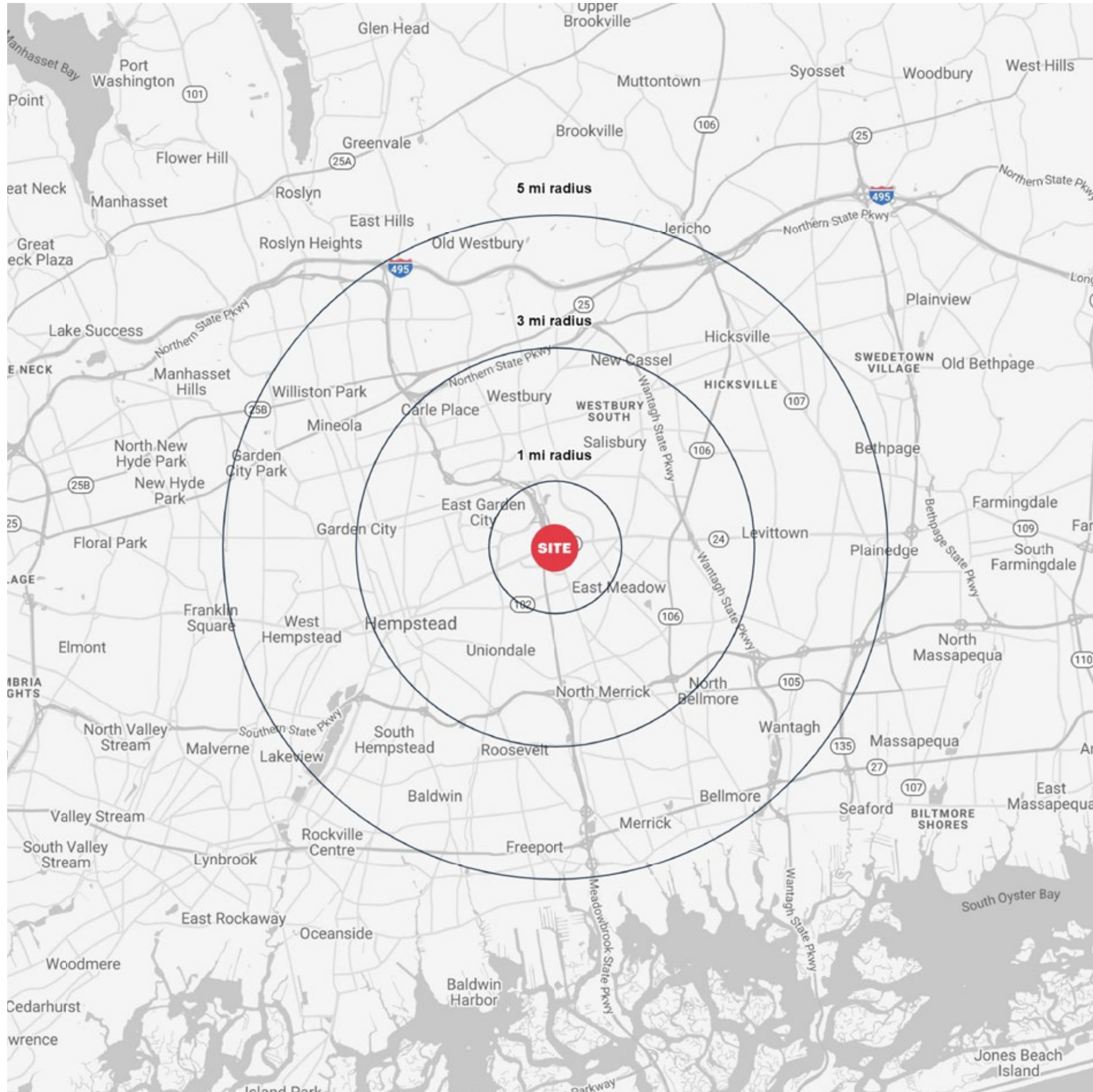
**AERIAL**



**SITE PLAN**



# AREA DEMOGRAPHICS



1600 HEMPSTEAD TURNPIKE EAST MEADOW, NEW YORK

## 1 MILE RADIUS

**POPULATION**  
12,504  
**HOUSEHOLDS**  
4,203  
**AVERAGE HOUSEHOLD INCOME**  
\$127,465  
**MEDIAN HOUSEHOLD INCOME**  
\$96,676

**COLLEGE GRADUATES (BACHELOR'S +)**  
3,265 - 36.2%  
**TOTAL BUSINESSES**  
878  
**TOTAL EMPLOYEES**  
11,930  
**DAYTIME POPULATION (W/ 16 YR +)**  
16,729

## 3 MILE RADIUS

**POPULATION**  
208,900  
**HOUSEHOLDS**  
62,779  
**AVERAGE HOUSEHOLD INCOME**  
\$137,395  
**MEDIAN HOUSEHOLD INCOME**  
\$105,771

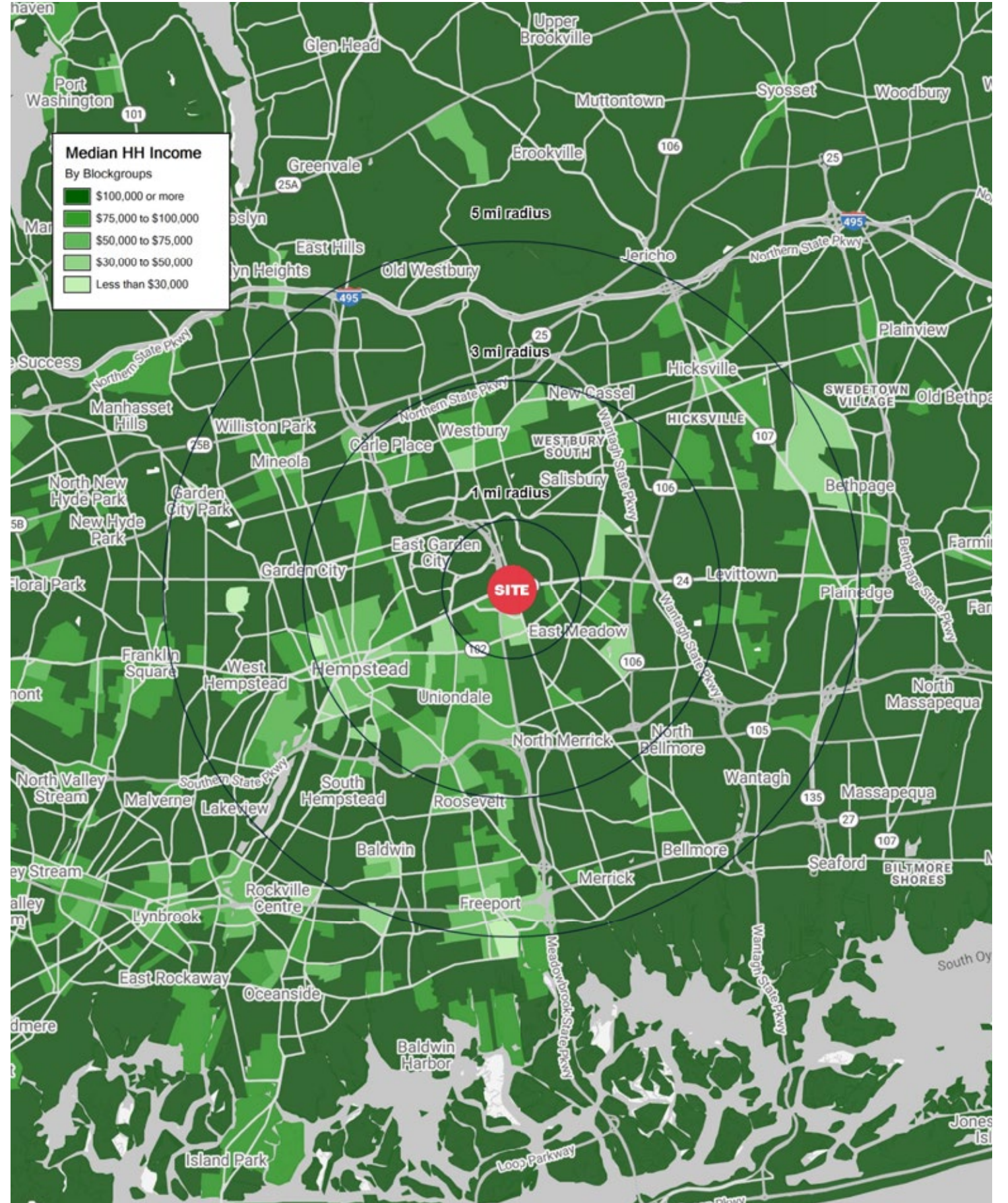
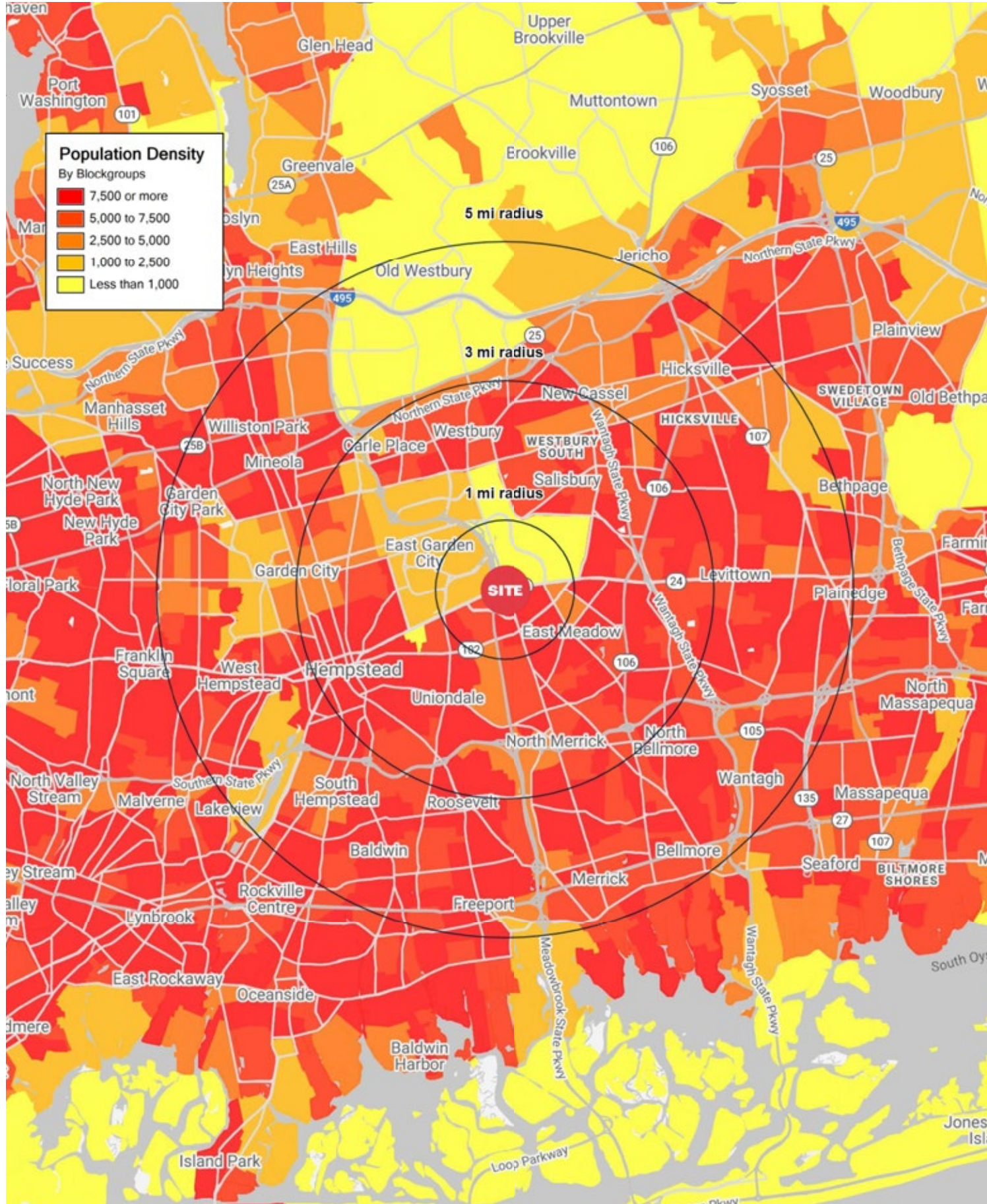
**COLLEGE GRADUATES (BACHELOR'S +)**  
50,890 - 35.8%  
**TOTAL BUSINESSES**  
9,577  
**TOTAL EMPLOYEES**  
106,240  
**DAYTIME POPULATION (W/ 16 YR +)**  
175,257

## 5 MILE RADIUS

**POPULATION**  
514,853  
**HOUSEHOLDS**  
162,704  
**AVERAGE HOUSEHOLD INCOME**  
\$155,676  
**MEDIAN HOUSEHOLD INCOME**  
\$120,499

**COLLEGE GRADUATES (BACHELOR'S +)**  
146,180 - 41.1%  
**TOTAL BUSINESSES**  
26,548  
**TOTAL EMPLOYEES**  
270,930  
**DAYTIME POPULATION (W/ 16 YR +)**  
439,873

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