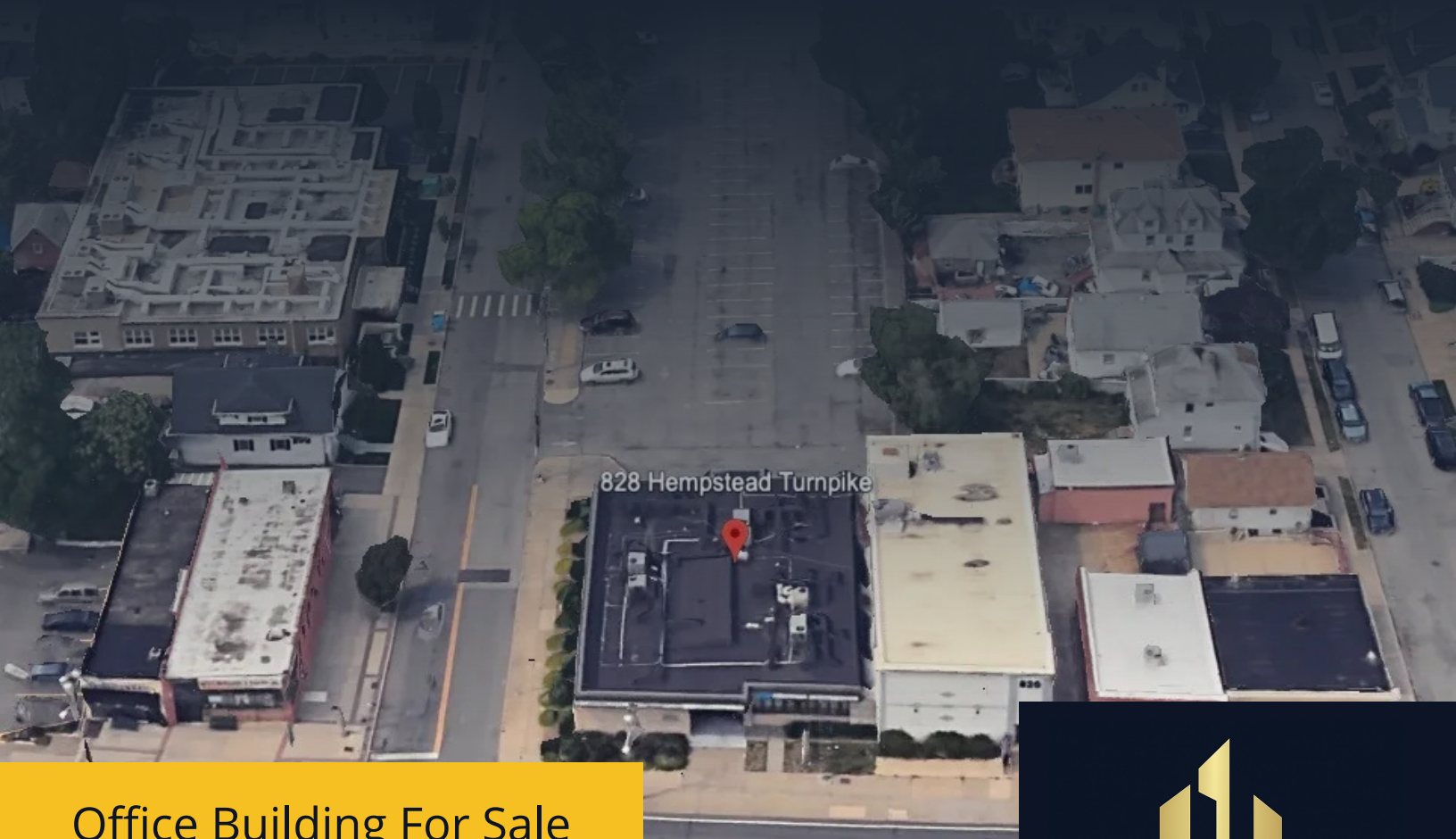


828 HEMPSTEAD TPKE, FRANKLIN SQUARE, NY 11010

828 Hempstead Turnpike



Office Building For Sale

PROPERTY DESCRIPTION

Positioned along the highly trafficked corridor of Hempstead Turnpike, 828 Hempstead Tpke presents a rare opportunity to acquire a $\pm 5,000$ SF multi-tenant office building in the heart of Franklin Square, NY. The property is configured with nine (9) office suites, offering a diversified income stream and flexibility for both investors and owner-users.

Strategically located directly across from a large municipal parking lot, the building benefits from strong accessibility and convenience for tenants and visitors alike. The Business (X) zoning allows for a wide range of professional and commercial uses, making this an ideal asset for long-term hold, repositioning, or partial owner occupancy.

With steady in-place income and upside potential through lease-up and rent optimization, this property offers investors a compelling value-add opportunity in a well-established Long Island market.

PROPERTY HIGHLIGHTS

- 5,000 SF Office Building
- Ideal for Investors or Owner-Users



HedgeStone
COMMERCIAL
REAL ESTATE

STEVEN BEZMEN

Licensed Associate Real Estate Broker

516.419.2752

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SAM KAPOOR

Licensed Real Estate Salesperson

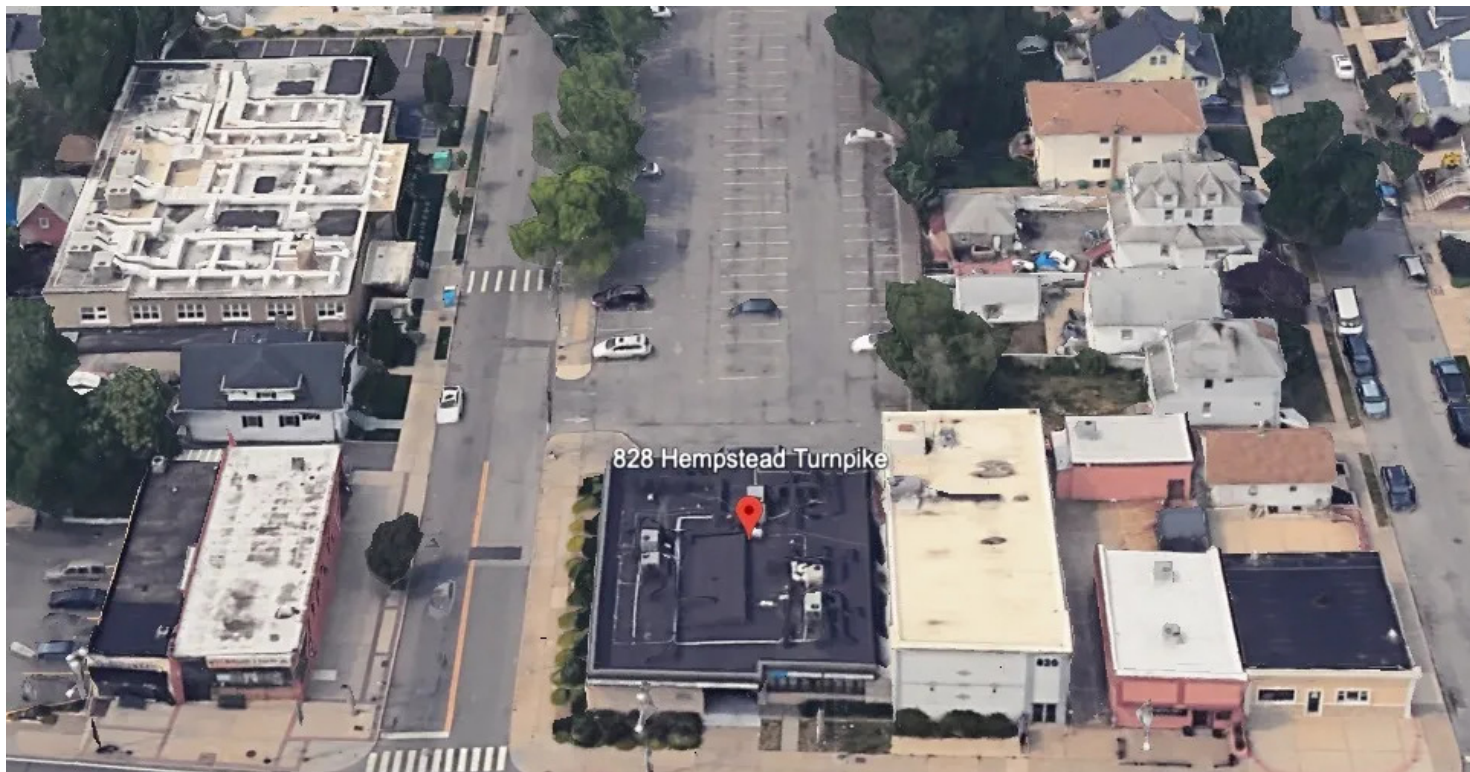
516.647.3232

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HedgeStone Commercial Real Estate
164 Main Street, Huntington, NY 11743
<http://www.hedgestonecre.com>

Property Summary

828 HEMPSTEAD TPKE, FRANKLIN SQUARE, NY 11010
828 HEMPSTEAD TURNPIKE | OFFICE BUILDING FOR SALE



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PROPERTY HIGHLIGHTS

- 5,000 SF Office Building
- Ideal for Investors or Owner-Users
- Across from Municipal Parking Lot
- High Traffic Counts
- Centrally located with easy access to major roadways

OFFERING SUMMARY

Sale Price:	\$1,375,000
Number of Units:	9
Lot Size:	8,712 SF
Building Size:	5,000 SF
NOI:	\$87,981.00
Cap Rate:	6.4%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	9,984	81,658	246,827
Total Population	31,114	259,885	771,132
Average HH Income	\$167,912	\$170,165	\$157,437

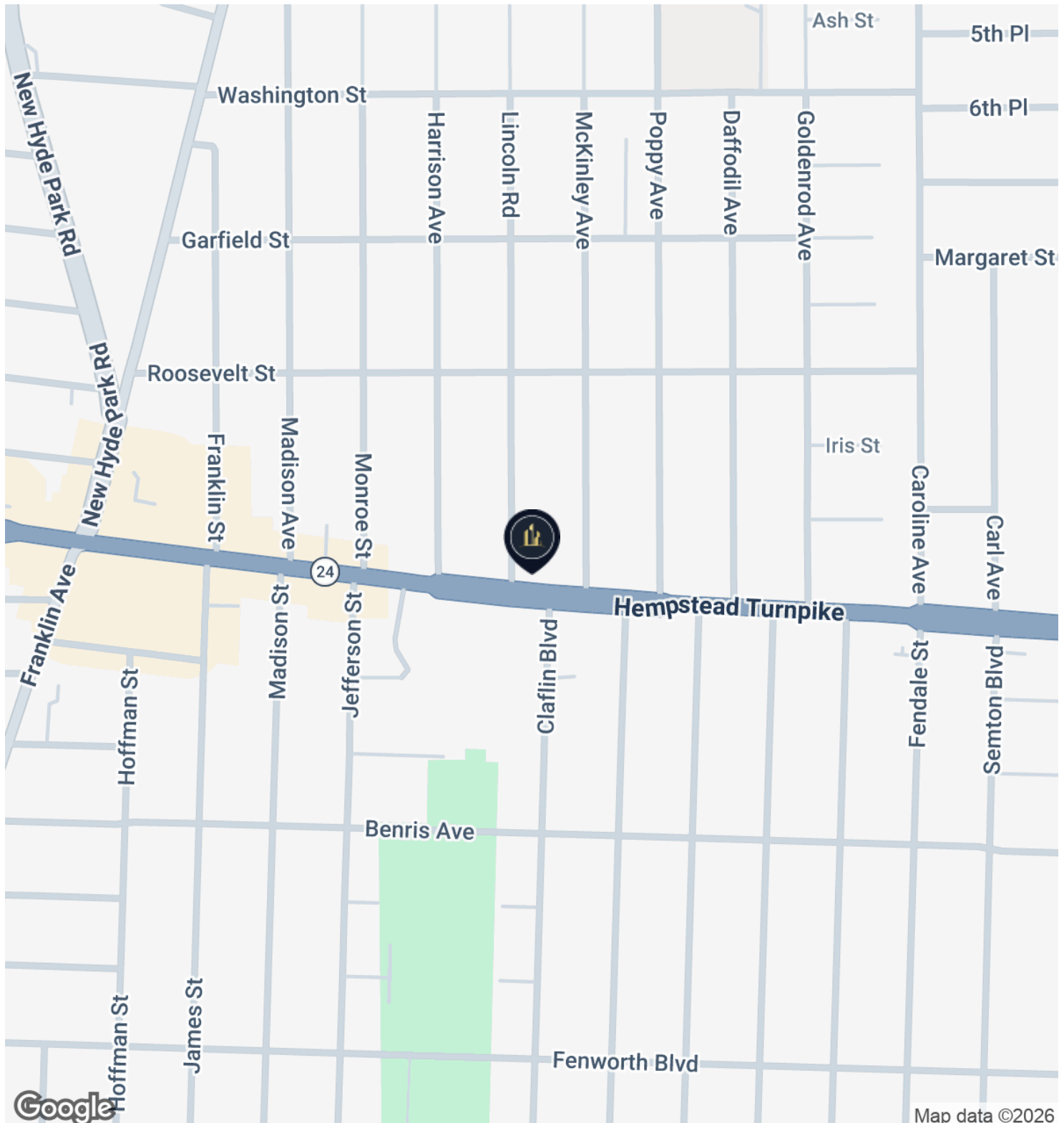
Additional Photos

828 HEMPSTEAD TPKE, FRANKLIN SQUARE, NY 11010
828 HEMPSTEAD TURNPIKE | OFFICE BUILDING FOR SALE



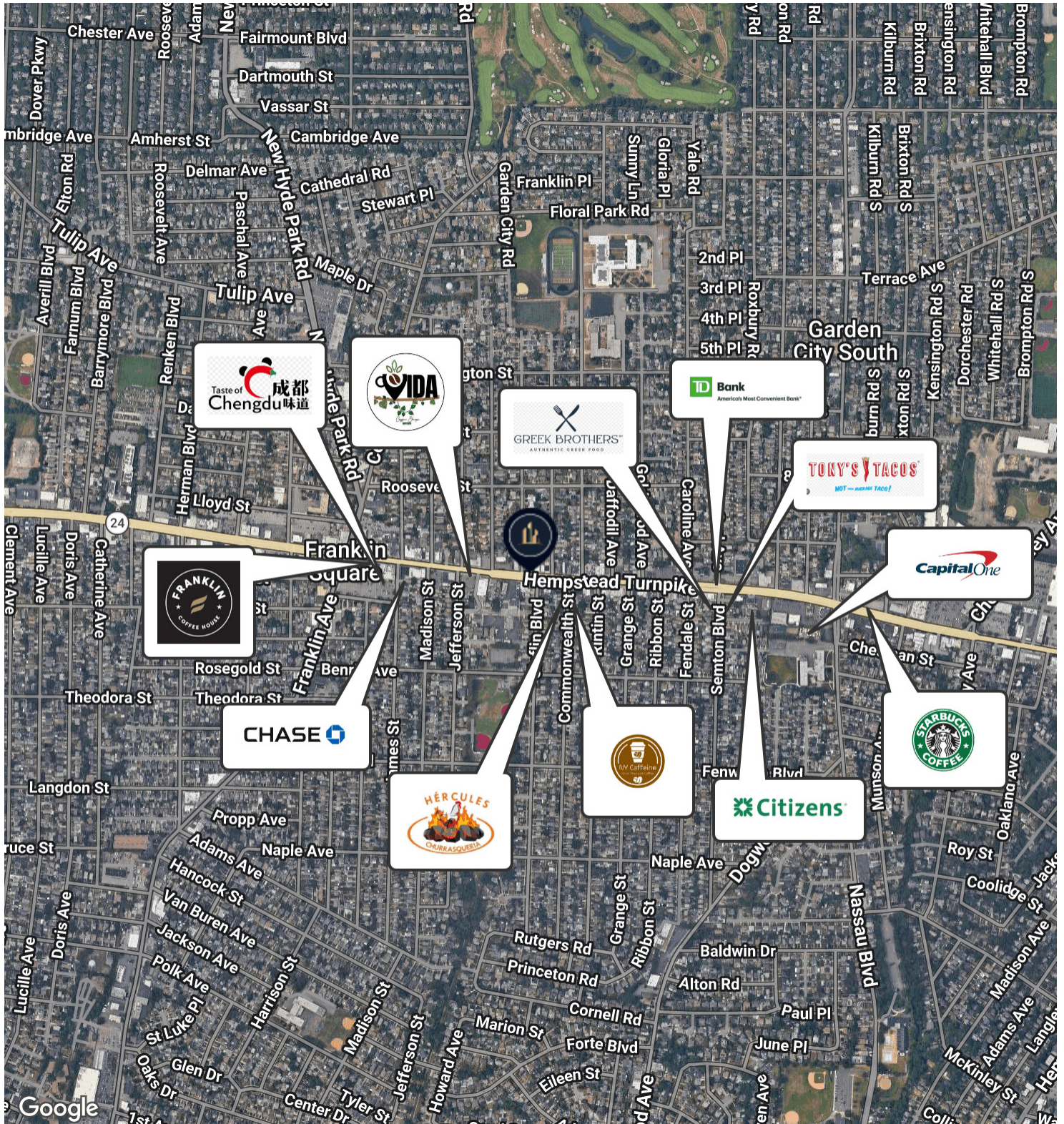
Location Map

828 HEMPSTEAD TPKE, FRANKLIN SQUARE, NY 11010
828 HEMPSTEAD TURNPIKE | OFFICE BUILDING FOR SALE



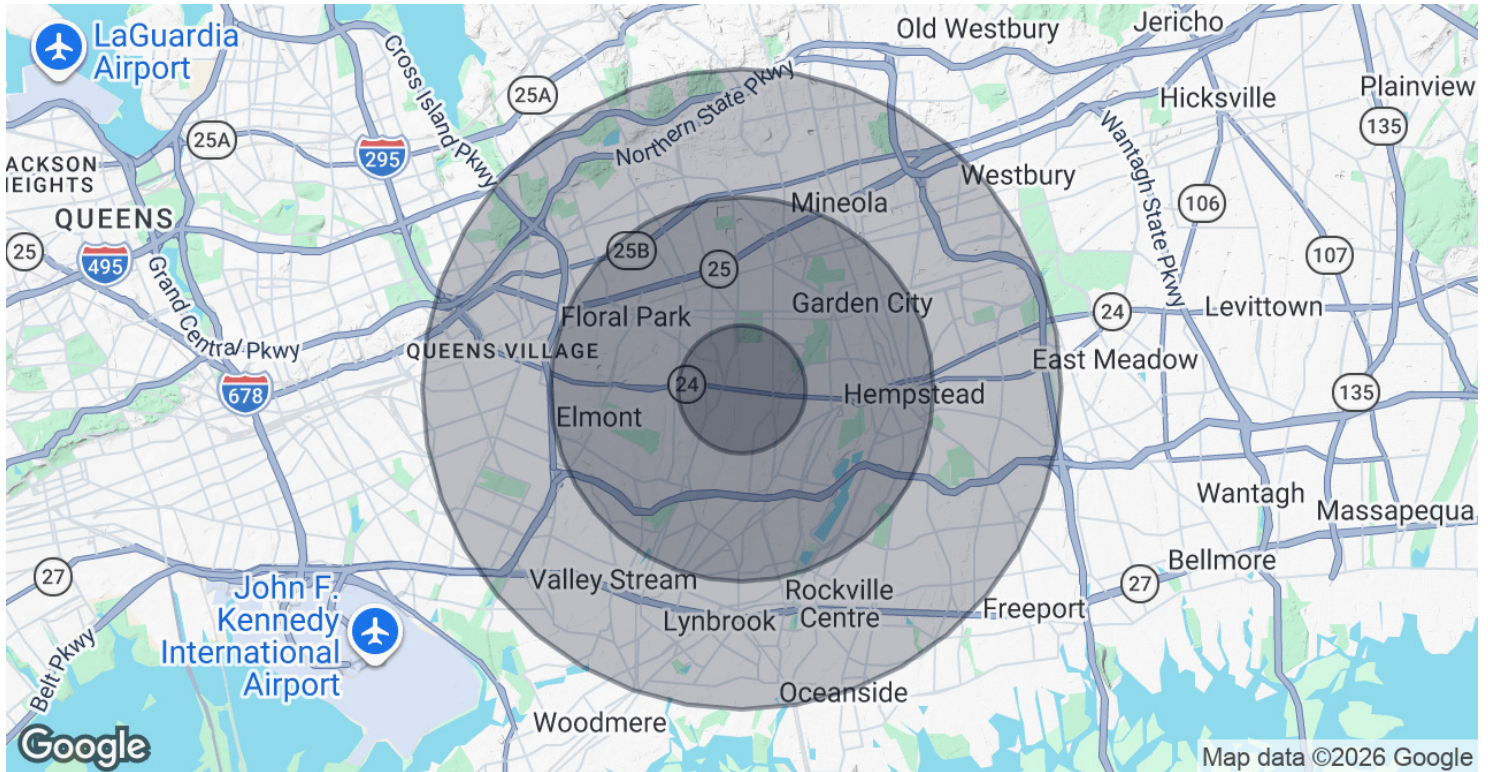
Retailer Map

828 HEMPSTEAD TPKE, FRANKLIN SQUARE, NY 11010
828 HEMPSTEAD TURNPIKE | OFFICE BUILDING FOR SALE



Demographics Map & Report

828 HEMPSTEAD TPKE, FRANKLIN SQUARE, NY 11010
828 HEMPSTEAD TURNPIKE | OFFICE BUILDING FOR SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	31,114	259,885	771,132
Average Age	42.1	40.7	42.4
Average Age (Male)	41.5	39.2	40.8
Average Age (Female)	41.5	42.2	43.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,984	81,658	246,827
# of Persons per HH	3.1	3.2	3.1
Average HH Income	\$167,912	\$170,165	\$157,437
Average House Value	\$725,378	\$701,319	\$674,745

2023 American Community Survey (ACS)

Meet The Team

828 HEMPSTEAD TPKE, FRANKLIN SQUARE, NY 11010
828 HEMPSTEAD TURNPIKE | OFFICE BUILDING FOR SALE



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