



OFFERING MEMORANDUM

875 Hempstead Ave. West Hempstead, NY 11552

Commercial Land

AVAILABLE FOR SALE

PARALLEL

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Confidentiality & Disclaimer

This Offering Memorandum has been prepared by Parallel ("Broker") for use by a limited number of parties in connection with the marketing of the Commercial Land located at 875 Hempstead Ave, West Hempstead, NY 11552 (the "Property"). This Offering Memorandum contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information a prospective purchaser may require.

The information contained herein has been obtained from sources believed to be reliable; however, Broker makes no representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein. Prospective purchasers should conduct their own independent investigation and due diligence, including verification of lot size, zoning, subdivision status, environmental conditions, and all other matters material to their decision to purchase the Property.

This Offering Memorandum is not intended to be, and shall not be construed as, an offer to sell or a solicitation of an offer to buy any interest in the Property. Neither Broker nor the Owner shall have any legal commitment or obligation to any prospective purchaser unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered by all parties.

By accepting this Offering Memorandum, the recipient agrees to keep its contents confidential and shall not disclose it to any other party without the prior written consent of Broker.

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Property Overview

875 Hempstead Ave, West Hempstead, NY 11552

Parallel is pleased to exclusively present the opportunity to acquire 875 Hempstead Avenue, a Commercial Land parcel for sale at the signalized, high-traffic intersection of Hempstead Avenue, Nassau Boulevard, and Jefferson Street in West Hempstead, Nassau County, Long Island. The Property offers a rare infill land opportunity in a dense, affluent trade area, positioned directly across from a national retail node anchored by McDonald's, CVS, Exxon, and BP, and within immediate proximity to the Southern State Parkway. Combined traffic counts at the surrounding intersections exceed 41,000 vehicles per day, and the site benefits from strong average household incomes throughout the surrounding trade area.

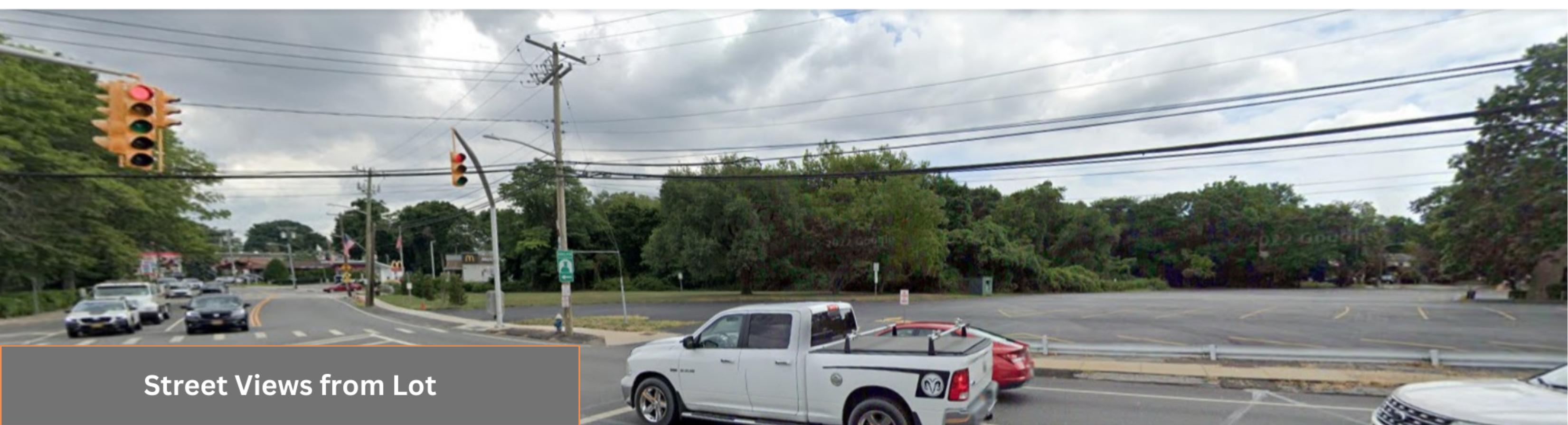
SUBDIVISION NOTE: The Property is to be subdivided from the larger parent parcel prior to closing. An accurate survey and subdivision plan will be made available to qualified purchasers upon request.

Property Summary

Address	875 Hempstead Ave, West Hempstead, NY 11552
County	Nassau County, Long Island
Municipality	Town of Hempstead
Use	Commercial Land
Status	Available for Sale
Lot Configuration	To be subdivided — survey/plan available upon request
Traffic Count (Hempstead Ave & Myrna Dr N)	25,364 VPD
Traffic Count (Nassau Blvd & Jefferson St S)	15,842 VPD
Signalization	Full signalized intersection
Price	Available Upon Request

Investment Highlights

- ▶ Hard-corner, signalized intersection with combined traffic counts exceeding 41,000 VPD
- ▶ Surrounded by national and regional retailers including McDonald's, CVS, Exxon, and BP
- ▶ Minutes from the Southern State Parkway, providing regional connectivity across Long Island
- ▶ Located within a densely populated, high-income Nassau County trade area
- ▶ Flexible Commercial zoning supports a wide range of development uses
- ▶ To be subdivided — survey and subdivision plan available upon request



Street Views from Lot

Avg. Household Income

2 Mile: \$148,364

5 Mile: \$136,537

10 Mile: \$124,548



Lot Lines



Rendering is conceptual and for illustrative purposes only.

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Location & Market Overview

West Hempstead, Nassau County, NY

West Hempstead is a well-established hamlet in the Town of Hempstead, Nassau County, on Long Island, located approximately 20 miles east of Midtown Manhattan, with dense residential neighborhoods and a compact, walkable commercial corridor along Hempstead Avenue.

The Property sits at one of the community's busiest intersections, where Hempstead Avenue, Nassau Boulevard, and Jefferson Street converge under signalized control — the primary retail and service hub for West Hempstead, anchored by long-standing national tenants and daily-needs retail. The Southern State Parkway is directly accessible from Hempstead Avenue, and the West Hempstead LIRR station provides direct commuter rail service into Manhattan's Penn Station.

Nearby & Access

- McDonald's
- CVS Pharmacy
- Exxon
- BP
- West Hempstead LIRR
- Southern State Pkwy
- 20 mi to Manhattan
- LIRR to Penn Station

1-Mile Radius

23,902

2024 POPULATION

7,424

HOUSEHOLDS

\$137,682

MEDIAN HH INCOME

3-Mile Radius

246,602

2024 POPULATION

76,111

HOUSEHOLDS

\$118,146

MEDIAN HH INCOME

5-Mile Radius

688,464

2024 POPULATION

215,225

HOUSEHOLDS

\$115,956

MEDIAN HH INCOME

\$148,364

Avg. HH Income (2 Mi)

\$136,537

Avg. HH Income (5 Mi)

\$124,548

Avg. HH Income (10 Mi)

West Hempstead's ZIP code (11552) is home to roughly 25,000 residents with a median household income of approximately \$153,000 — well above both the New York State and national averages, with population projected to grow across all radii through 2029, supporting strong long-term fundamentals for the Property.

FOR MORE INFORMATION, PLEASE CONTACT

PARALLEL

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This Offering Memorandum was prepared by Parallel and is intended solely for the use of prospective purchasers evaluating the acquisition of 875 Hempstead Ave, West Hempstead, NY 11552. All information contained herein is subject to change, correction, or withdrawal without notice. The Property is to be subdivided; an accurate survey and subdivision plan is available upon request. This offering is subject to prior sale, price change, or withdrawal without notice. © Parallel. All rights reserved.