

COMPASS COMMERCIAL

Price upon request

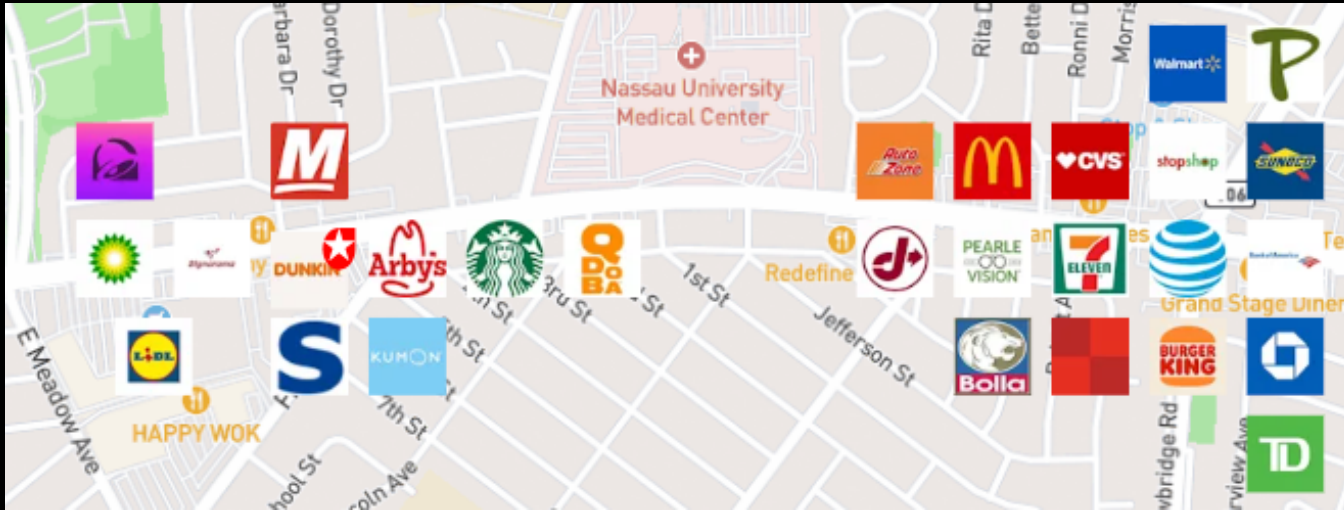


East Meadow, NY 11554

2050 Hempstead Turnpike



Neighboring Retailers



Additional Neighboring Retailers:

- Stew Leonards
- Carmax
- Club Pilates
- Shake Shack
- Cava
- Go Health - Urgent Care

Neighboring Institutions:

- Hofstra University
- Nassau Community College
- Nassau Coliseum
- Eisenhower Park
- Nassau University Medical Center

Property Specifics

3,825 sqft

45' Frontage

85' Depth

44,061 VPD

~ 18 assigned parking spaces

~ 27 municipal parking spaces

X Business District

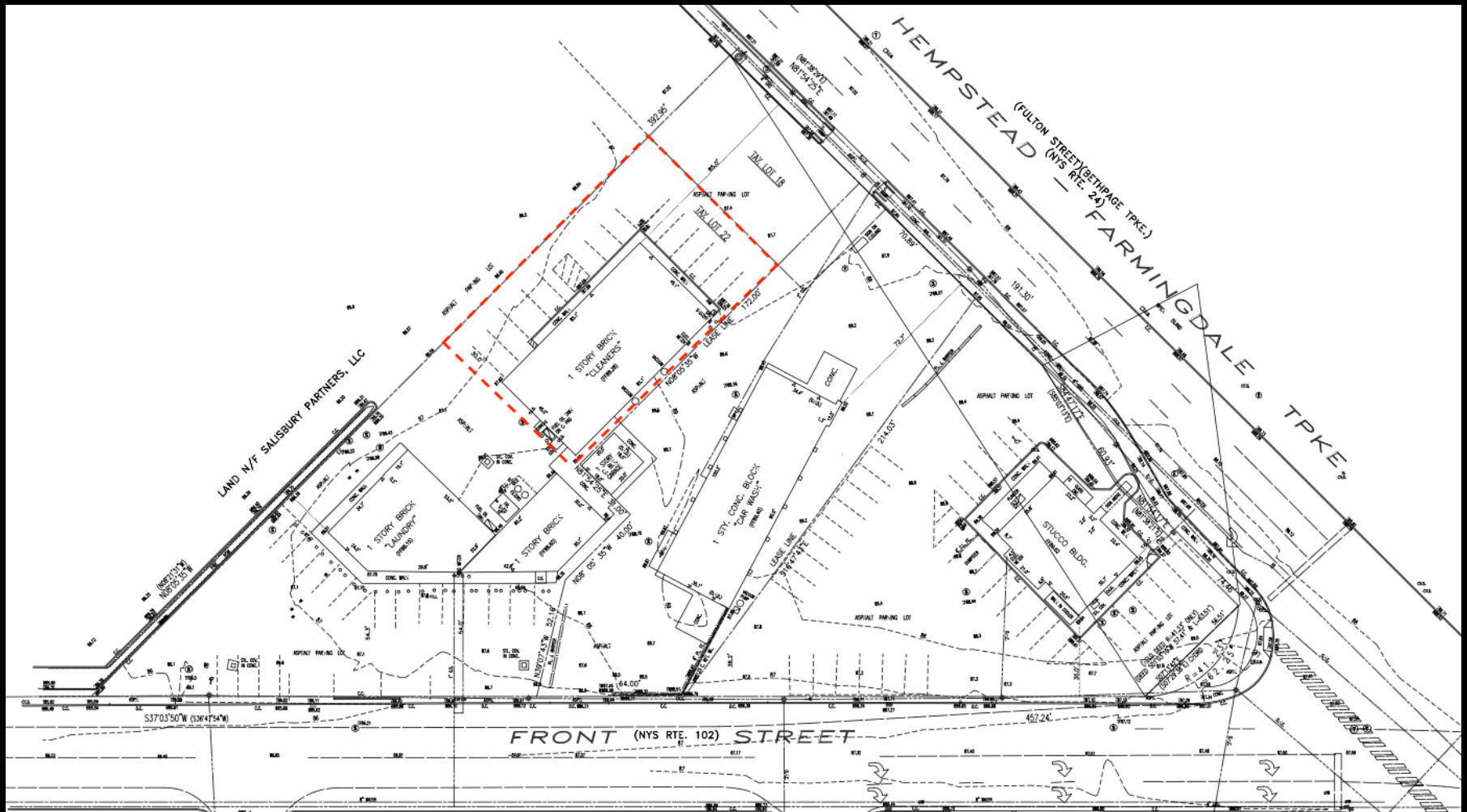
Link to zoning: <https://ecode360.com/14496559>



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THE PROSPECTIVE BUYER OR TENANT SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN

Demographics

2025	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	17,945	200,980	512,635
Households	5,679	59,622	158,105
Average Income	\$152,992	\$162,152	\$162,772
Median Income	\$126,201	\$138,128	\$138,378
Median Age	43.6	41.4	41.4



2050 Hempstead Turnpike, East Meadow NY 11554

Position your business at one of Nassau County's most heavily traveled retail corridors. This exceptional 3,825-square-foot leasing opportunity offers approximately 45 feet of frontage along Hempstead Turnpike with outstanding visibility to more than 44,000 vehicles per day. The space features approximately 85 feet of building depth with direct street exposure, creating an ideal environment for retailers, service providers, medical users, fitness concepts, and destination-oriented businesses seeking maximum brand exposure.

The property benefits from approximately 18 dedicated off-street parking spaces assigned to the tenant, supplemented by direct access to approximately 27 municipal parking spaces immediately adjacent to the premises. Convenient ingress and egress, combined with excellent visibility and signage opportunities, make this a premier location for businesses looking to capitalize on strong traffic counts and regional consumer draw.

Strategically positioned just moments from the Meadowbrook State Parkway, the property offers outstanding accessibility to customers throughout Nassau County and the greater Long Island market. A municipal parking right-of-way provides direct connectivity to The Meadows shopping center and an extensive collection of national, regional, and local retailers including Stew Leonard's, Marshalls, Arby's, Shah's Halal, CarMax, Dunkin', The UPS Store, Club Pilates, Five Below, Salon Suites, Garden Social Beer Garden, Pet Supplies Plus, Lidl, Tropical Smoothie Café, Catch Air, Shake Shack, CAVA, and numerous additional destination businesses.

The location is further strengthened by its proximity to several of Long Island's most significant institutions and traffic generators, including Hofstra University, Nassau Community College, Nassau Coliseum, Eisenhower Park, and Nassau University Medical Center. This dynamic trade area attracts a diverse customer base of residents, students, professionals, healthcare workers, and visitors year-round.

Rarely does a leasing opportunity combine this level of visibility, accessibility, parking, and surrounding retail synergy in one of Long Island's most active commercial corridors.

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