

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 Tpk presents a rare opportunity to acquire a ±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
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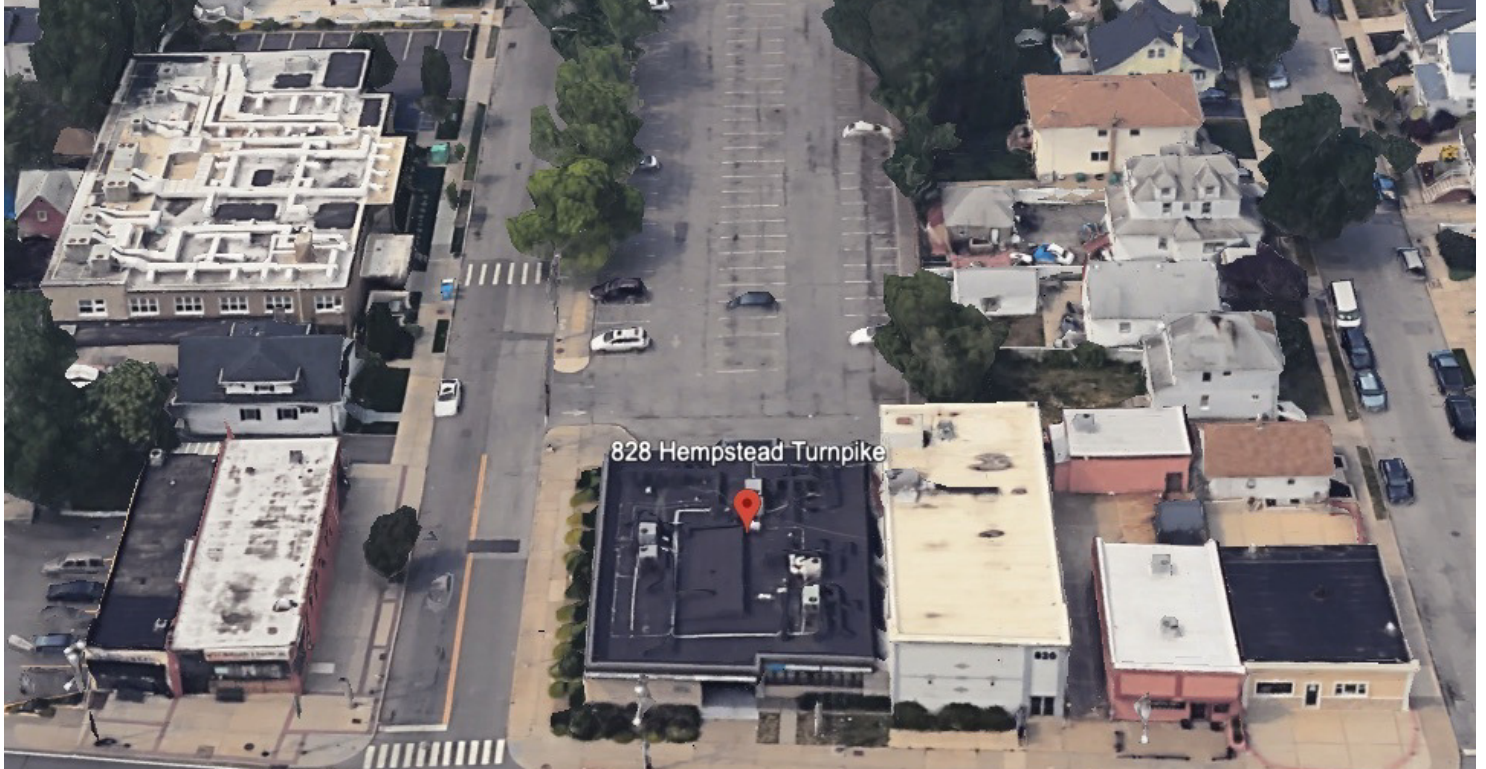
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Property Summary

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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:	\$1,400,000
Number of Units:	9
Lot Size:	8,712 SF
Building Size:	5,000 SF
NOI:	\$85,621.00
Cap Rate:	6.12%

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

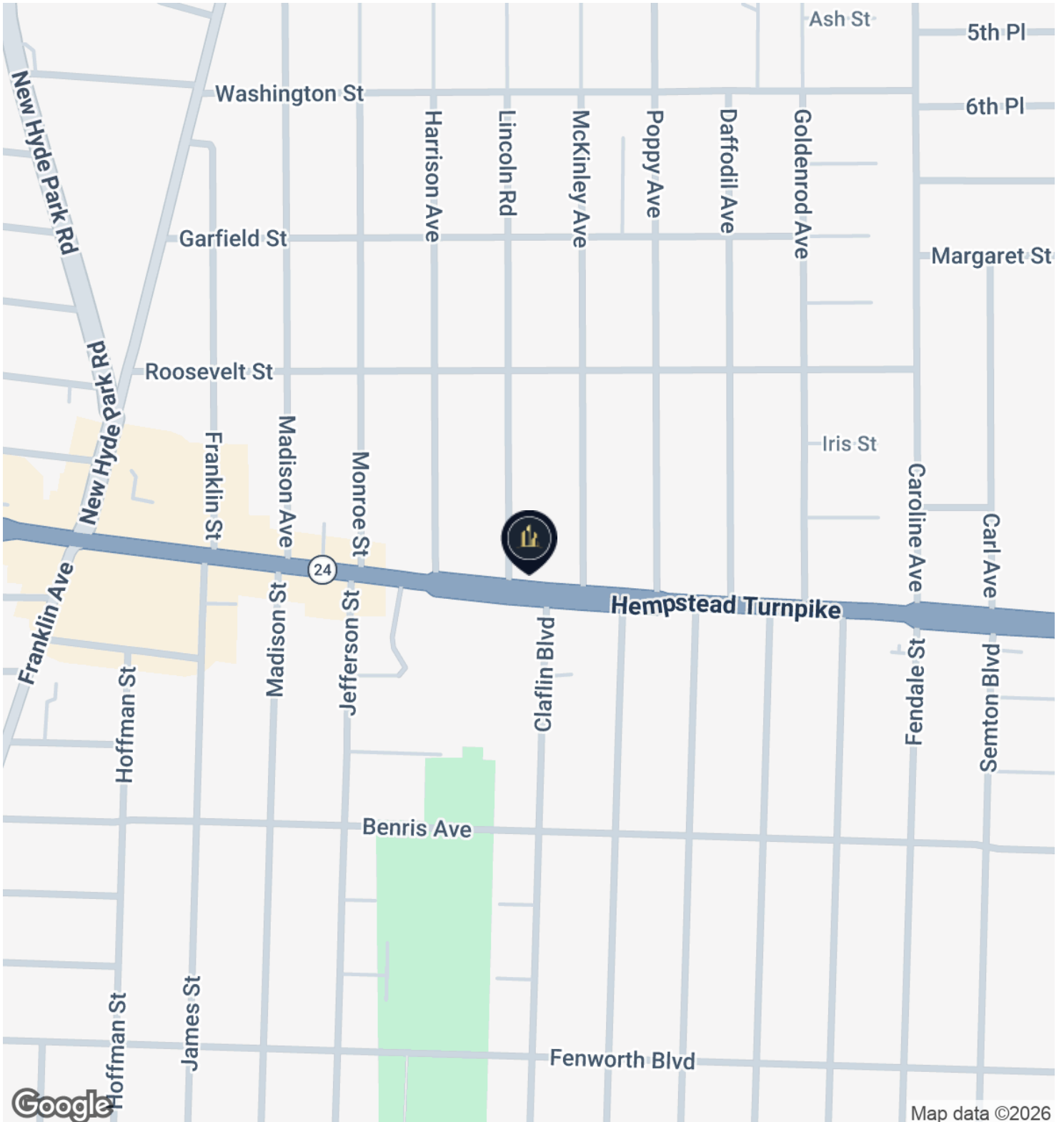
Additional Photos

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Location Map

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Retailer Map

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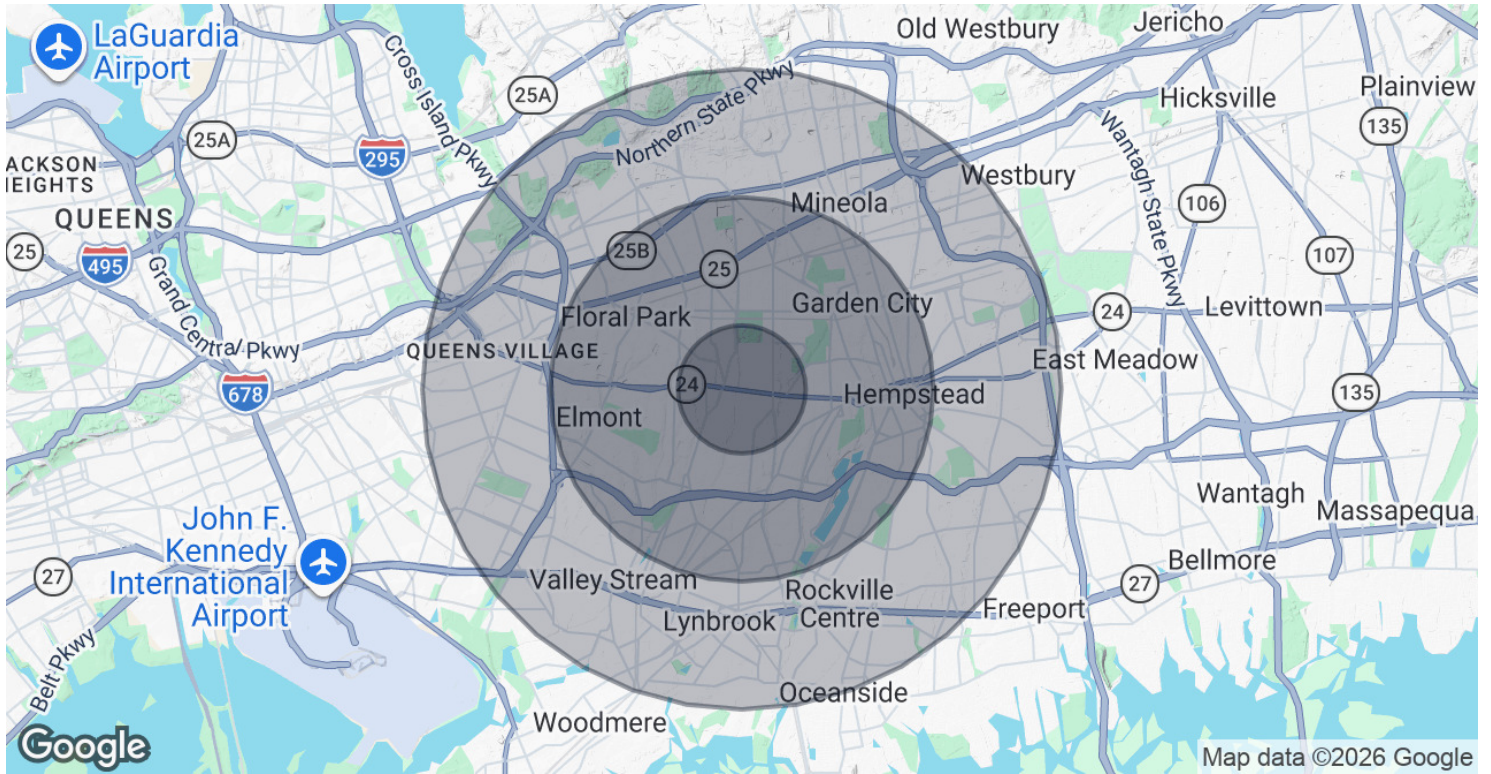
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Demographics Map & Report

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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

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