

Property For Lease

300 Hempstead Tpke

300 Hempstead Tpke West Hempstead, NY 11552



For More Information:



Christopher Pesce

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Office Property For Lease

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| Offering Summary | |
|------------------|--------------------|
| Lease Rate: | Price Upon Request |
| Building Size: | 52,850 SF |
| Available SF: | 230 - 1,200 SF |
| Year Built: | 1966 |
| Traffic Count: | 21,832 |

Property Overview

Position your business for success at 300 Hempstead Turnpike in West Hempstead, featuring five versatile office suites ideal for professional use. Enjoy ample on-site parking, prominent signage visibility, and a diverse mix of neighboring tenants that bring energy and opportunity to the property. With its prime location and business-friendly environment, this is the perfect place to establish, grow, and thrive.

Property Highlights

- Modern and versatile spaces
- Ample parking for employees and clients
- Convenient access to major roadways
- High visibility and signage opportunities

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| | |
|--|-----------|
| | Suite 101 |
| | Suite 102 |
| Kissenia Creativity Photo Studio | Suite 103 |
| Ameristar Home Care | Suite 105 |
| THE GEM'S HOME INC | Suite 110 |
| S U KIDS TRANSPORTATION SERVICE 516-778-1552 | Suite 111 |
| | Suite 118 |
| | Suite 120 |
| | Suite 122 |
| | Suite 124 |
| SECOND FLOOR | |
| JOSKEN LIFE STUDIO | Suite 204 |
| SCALP MICROPIGMENTATION 516 828 0419 | Suite 203 |
| PETK INC | Suite 202 |
| FAMILY SERVICE LEAGUE | Suite 206 |
| CARICO INTERNATIONAL, INC. | Suite 207 |
| | Suite 208 |
| HANDS ON RESTORATION, LLC | Suite 209 |
| WALTIMA DRUG CORP | Suite 21 |
| PROFESSIONAL CAREER INSTITUTE | Suite 216 |
| Ramshaa's DRIVING SCHOOL, INC. | Suite 217 |
| | Suite 218 |



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PESCE | HESTER
COMMERCIAL TEAM
A DOUGLAS ELLIMAN REAL ESTATE

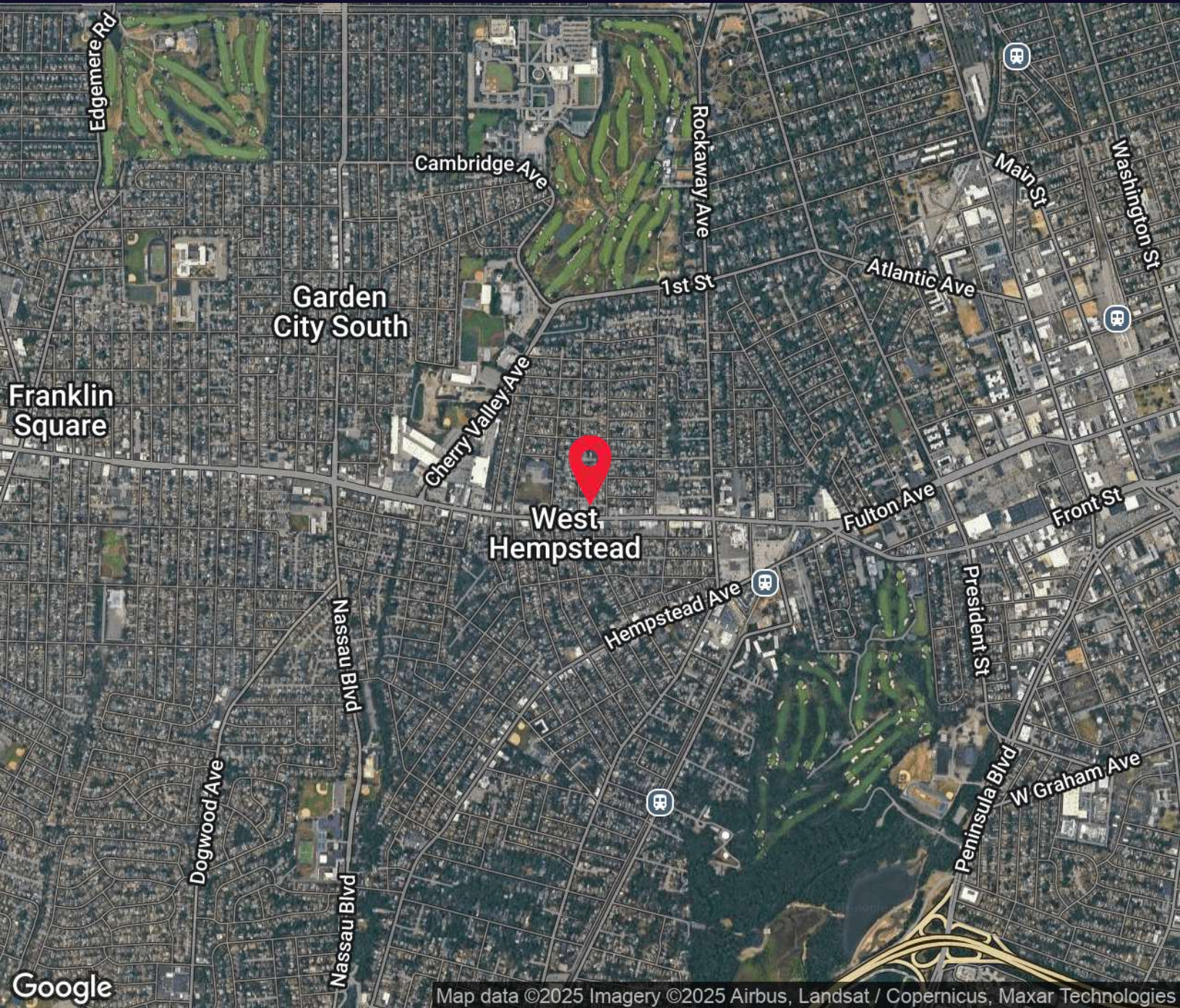
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Lease Information

| | | | |
|--------------|----------------|-------------|--------------------|
| Lease Type: | MG | Lease Term: | Negotiable |
| Total Space: | 230 - 1,200 SF | Lease Rate: | Price Upon Request |

Available Spaces

| Suite | Tenant | Size (SF) | Lease Type | Lease Rate | Description |
|---------|-----------|-----------|----------------|--------------------|--|
| 202 | Available | 1,200 SF | Modified Gross | Price Upon Request | 7 Private office suite with reception area, great for professional office |
| 204 | Available | 340 SF | Modified Gross | Price Upon Request | 2 Office suite with reception area, great for professional office. |
| 206/207 | Available | 900 SF | Modified Gross | Price Upon Request | 6 office suite with 2 entrances to the space with reception area, great for professional office. |
| 105 | Available | 230 SF | Modified Gross | Price Upon Request | 1 office that is great for professional office |
| 124 | Available | 260 SF | Modified Gross | Price Upon Request | 2 office suite, great for professional office. |

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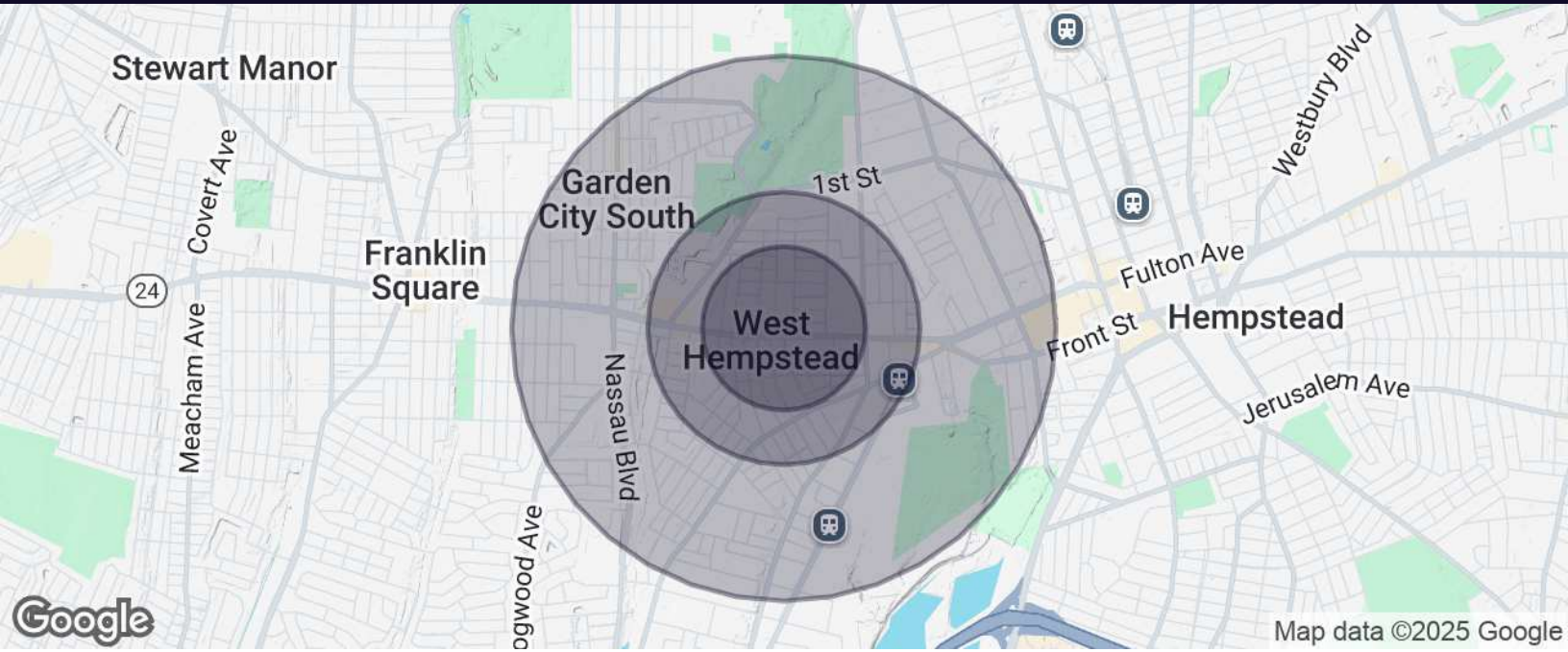
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| Population | 0.3 Miles | 0.5 Miles | 1 Mile |
|----------------------|-----------|-----------|--------|
| Total Population | 2,812 | 6,410 | 24,121 |
| Average Age | 41 | 41 | 40 |
| Average Age (Male) | 40 | 40 | 39 |
| Average Age (Female) | 43 | 42 | 42 |

| Households & Income | 0.3 Miles | 0.5 Miles | 1 Mile |
|---------------------|-----------|-----------|-----------|
| Total Households | 845 | 1,963 | 7,582 |
| # of Persons per HH | 3.3 | 3.3 | 3.2 |
| Average HH Income | \$172,141 | \$176,635 | \$159,492 |
| Average House Value | \$662,792 | \$680,910 | \$660,745 |

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