

**RETAIL
SPACE** **FOR LEASE**

**THE HUB
HEMPSTEAD**

**132-178 FULTON AVENUE
HEMPSTEAD, NY 11550**

CONTACT

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**BOOTH
STREET**

132-178 FULTON AVE., HEMPSTEAD, NY 11550



132-178 FULTON AVE.



ABOUT THE LOCATION

PROPERTY HIGHLIGHTS

SIZE

- 1,563 SF
- 1,288 SF

ASKING RENT

Upon Request

EXTRAS

Real Estate Taxes - \$8.80 PSF
CAM - \$4.45 PSF
Insurance - \$0.30 PSF

COMMENTS

248,569 SF Shopping Center

Centrally located in Nassau County with strong local demographics.

Direct visibility on Fulton Avenue with dedicated traffic light, 0.8 Miles from Hempstead Long Island Rail Road Train Station.

NEIGHBORING RETAILERS

Chuck E. Cheese's
GameStop
Subway
Bethpage Federal Credit Union
AutoZone
Family Dollar
PepBoys
Goodyear
Hempstead LIRR Train Station
Nassau County Parking & Traffic Violation Agency
Hempstead Town Clerk's Office

CO-TENANTS

Food Bazaar Supermarket
Old Navy
Five Below
Home Depot
GNC
Burger King
Chase Bank
Snipes



-  CURRENT TENANTS
-  AVAILABLE SPACES
-  PARKING SPACES



FULTON AVE



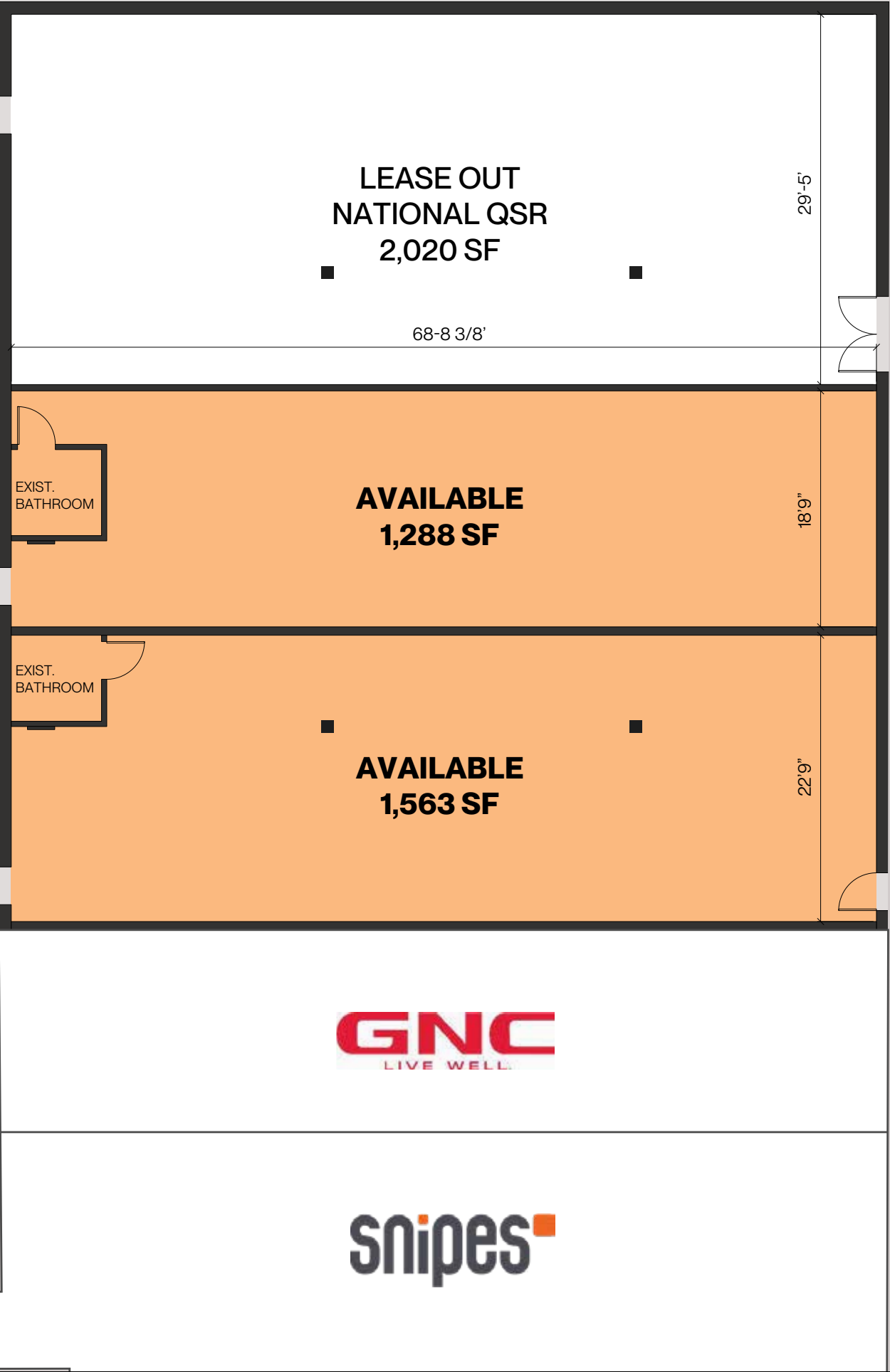
CURRENT TENANTS



AVAILABLE SPACES



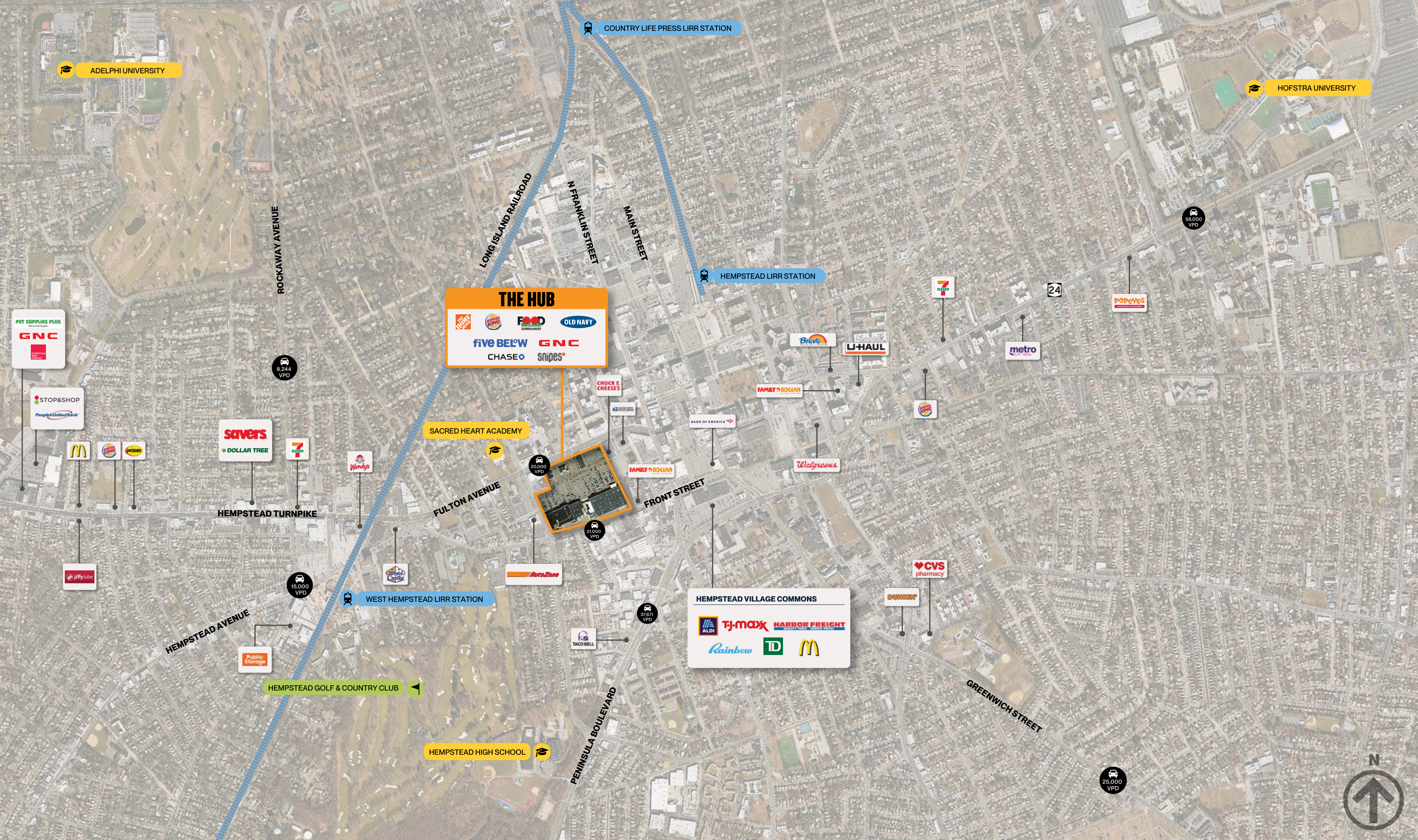
PARKING SPACES



303
E
STREET



MARKET
AERIAL



THE HUB

NEIGHBORING RETAILERS

EDUCATIONAL INSTITUTION

LIRR STATION

GOLF COURSE

RAILWAY



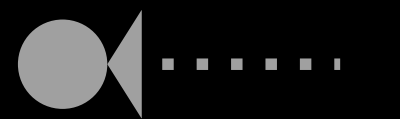
THE HUB



RETAILERS

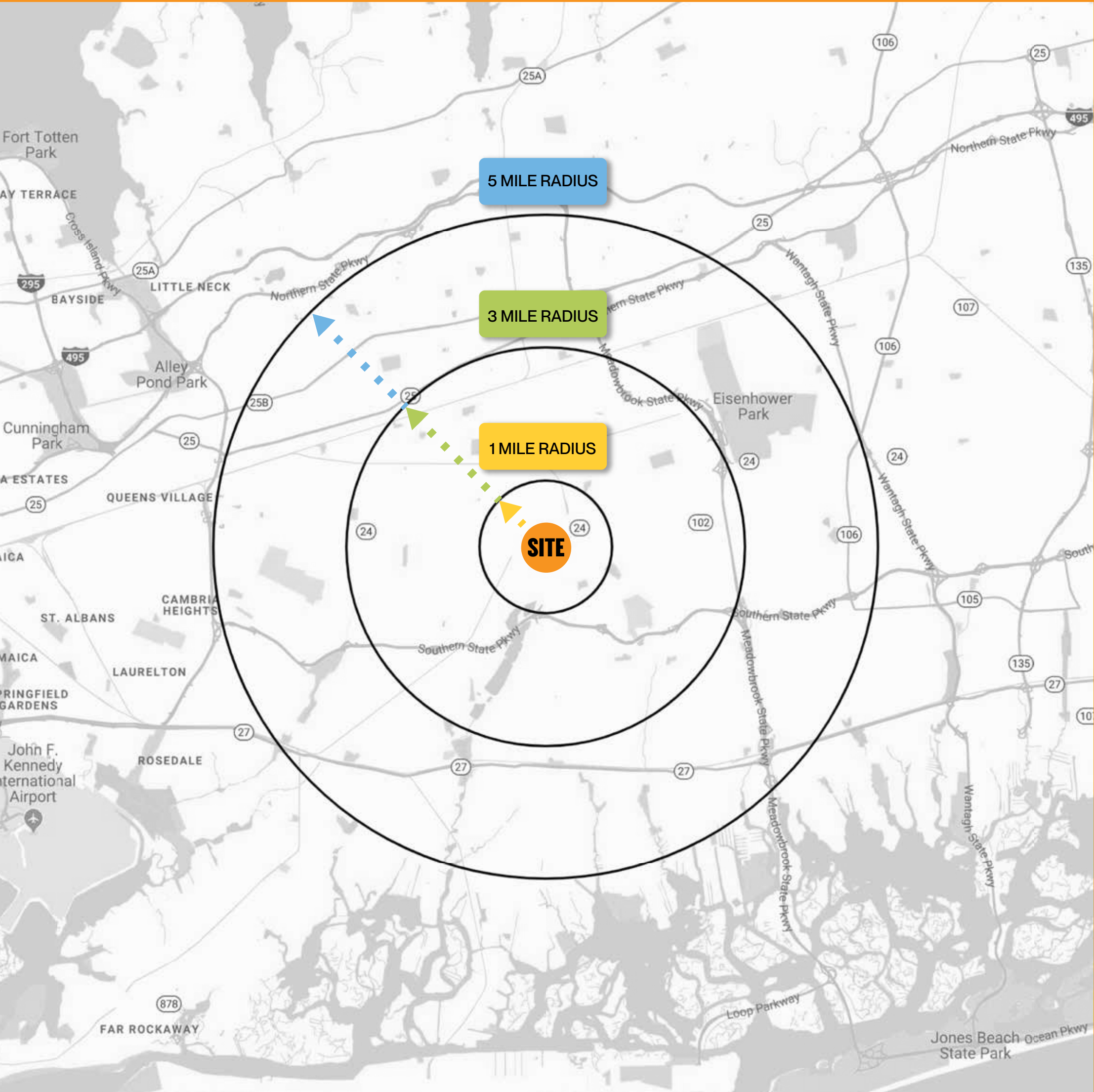


AVAILABLE SPACE



MAIN ENTRANCES

AREA DEMOGRAPHICS



1 MILE RADIUS

POPULATION	COLLEGE GRADUATES (Bachelor's +)
38,801	6,498 - 25.2%
HOUSEHOLDS	TOTAL BUSINESSES
11,866	1,754
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$92,195	15,845
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (w/ 16 yr +)
\$71,145	26,312

3 MILE RADIUS

POPULATION	COLLEGE GRADUATES (Bachelor's +)
224,404	57,373 - 37.8%
HOUSEHOLDS	TOTAL BUSINESSES
69,105	11,004
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$136,221	118,149
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (w/ 16 yr +)
\$104,183	187,094

5 MILE RADIUS

POPULATION	COLLEGE GRADUATES (Bachelor's +)
634,343	176,481 - 40.1%
HOUSEHOLDS	TOTAL BUSINESSES
205,415	29,584
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$134,028	278,201
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (w/ 16 yr +)
\$106,593	472,336



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STREET**

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