

Site Selection

150

**HICKSVILLE ROAD
BETHPAGE, NY
for lease**





property specifications

TOTAL CENTER GLA:	24,513 SF First Floor
LOT SIZE:	2.1 Acres
SPACE AVAILABLE:	19,349 SF (Divisions considered) 16,266 SF Basement
ASKING RENT:	Upon request
RET'S:	\$11.60 PSF
CAM & INS:	TBD
DELIVERY:	Immediate
PARKING:	150 Stalls
ZONING:	GB - General Business, Town of Oyster Bay

COMMENTS:

- New ownership plans to reposition this asset with a complete building renovation
- Well positioned on the NEC of Hempstead Turnpike (NYS Route 24) and Hicksville Road, this center offers convenient access and exposure from heavily traveled Hempstead Turnpike.
- Unique pylon sign available for the anchor tenant.

retail market aerial



zoomed in market aerial





150 Hicksville Road, Bethpage

19,349 SF First Level + 16,266 SF Basement

Space Available

Upon Request

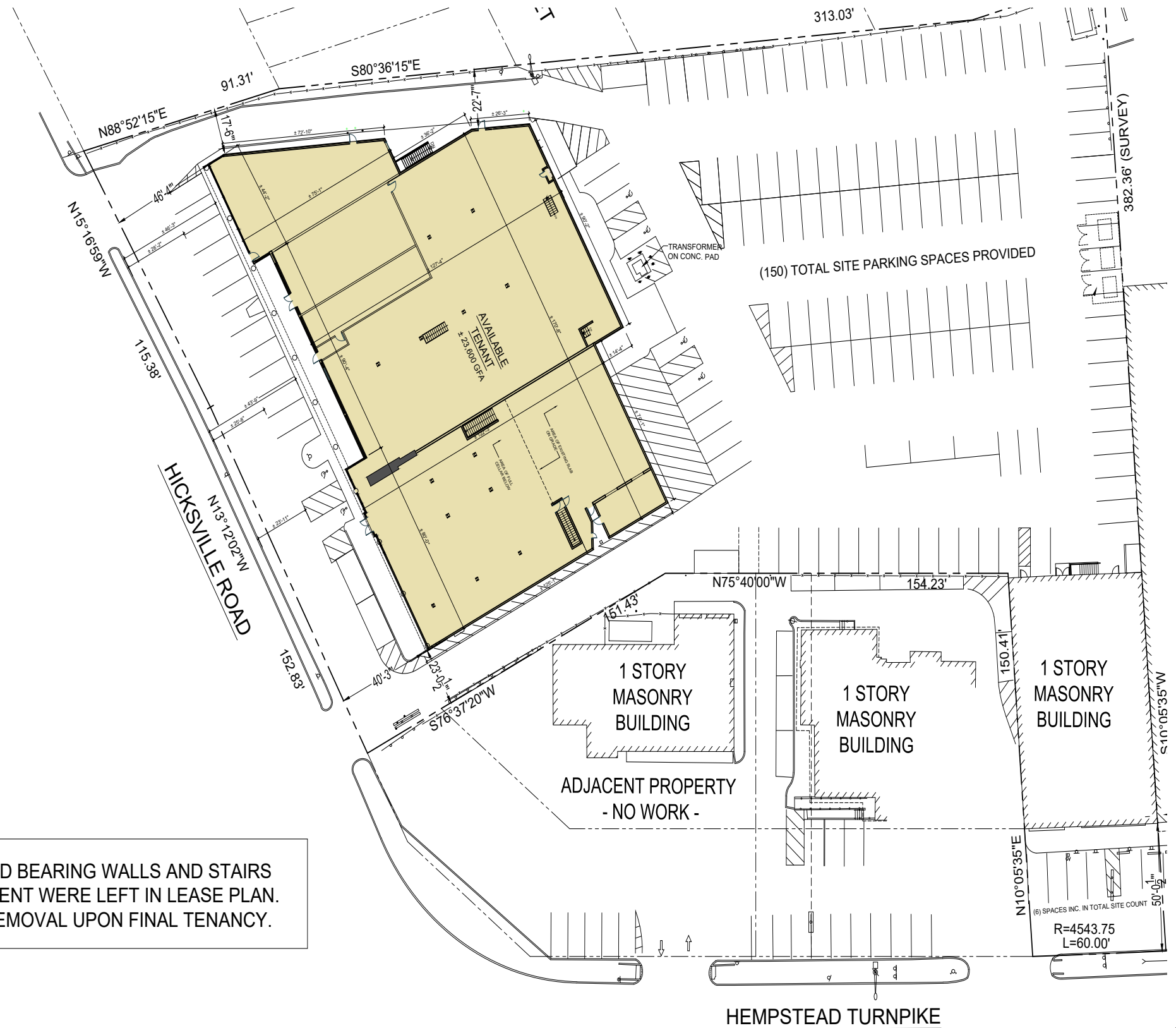
Asking Rent

CBRE

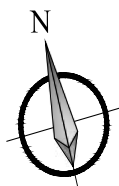
conceptual rendering



parking plan



NOTE: ASSUMED BEARING WALLS AND STAIRS TO THE BASEMENT WERE LEFT IN LEASE PLAN. SUBJECT TO REMOVAL UPON FINAL TENANCY.



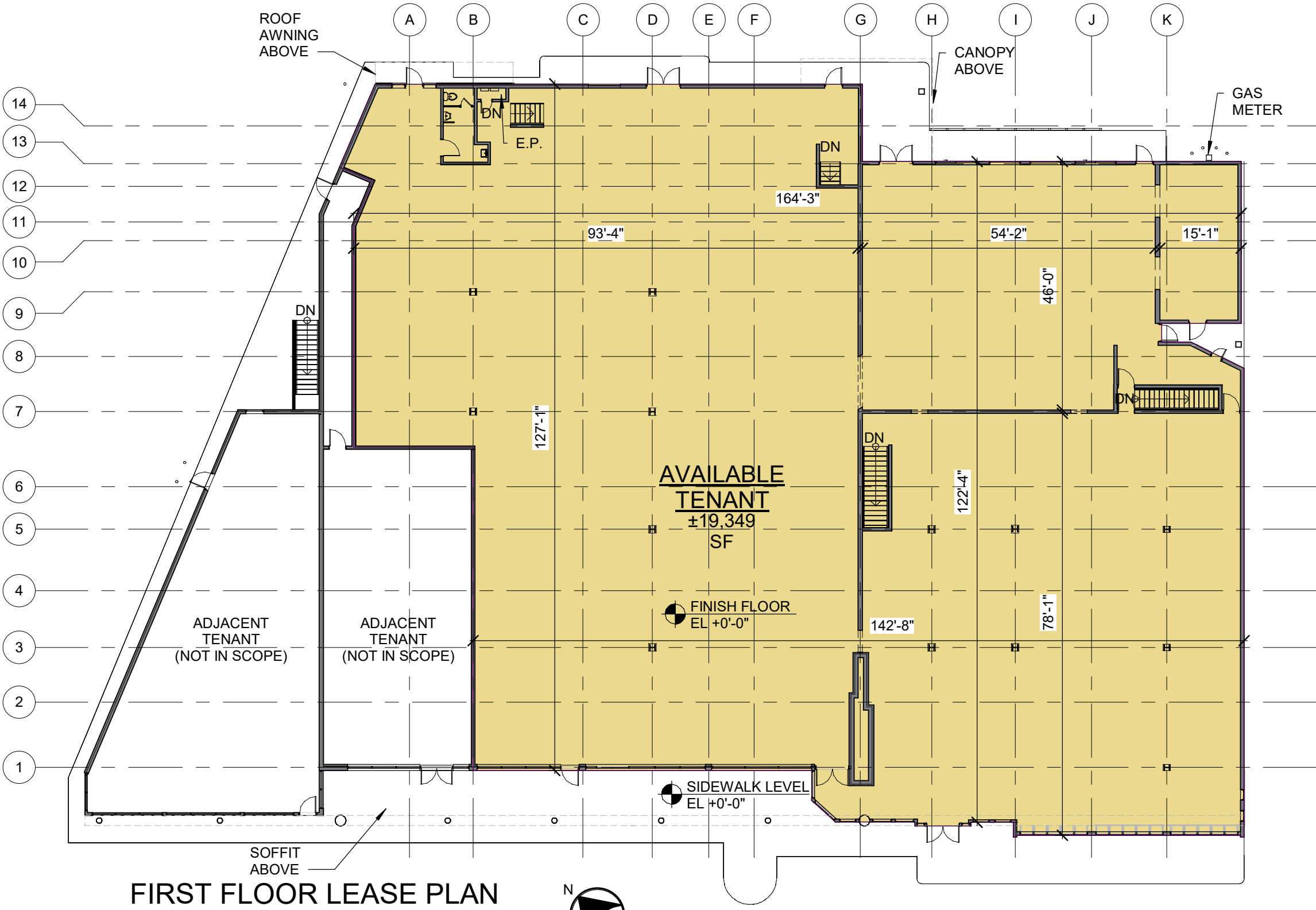
SITE LEASE PLAN

SCALE: 1/16" = 1'-0"

HEMPSTEAD TURNPIKE



first floor plan

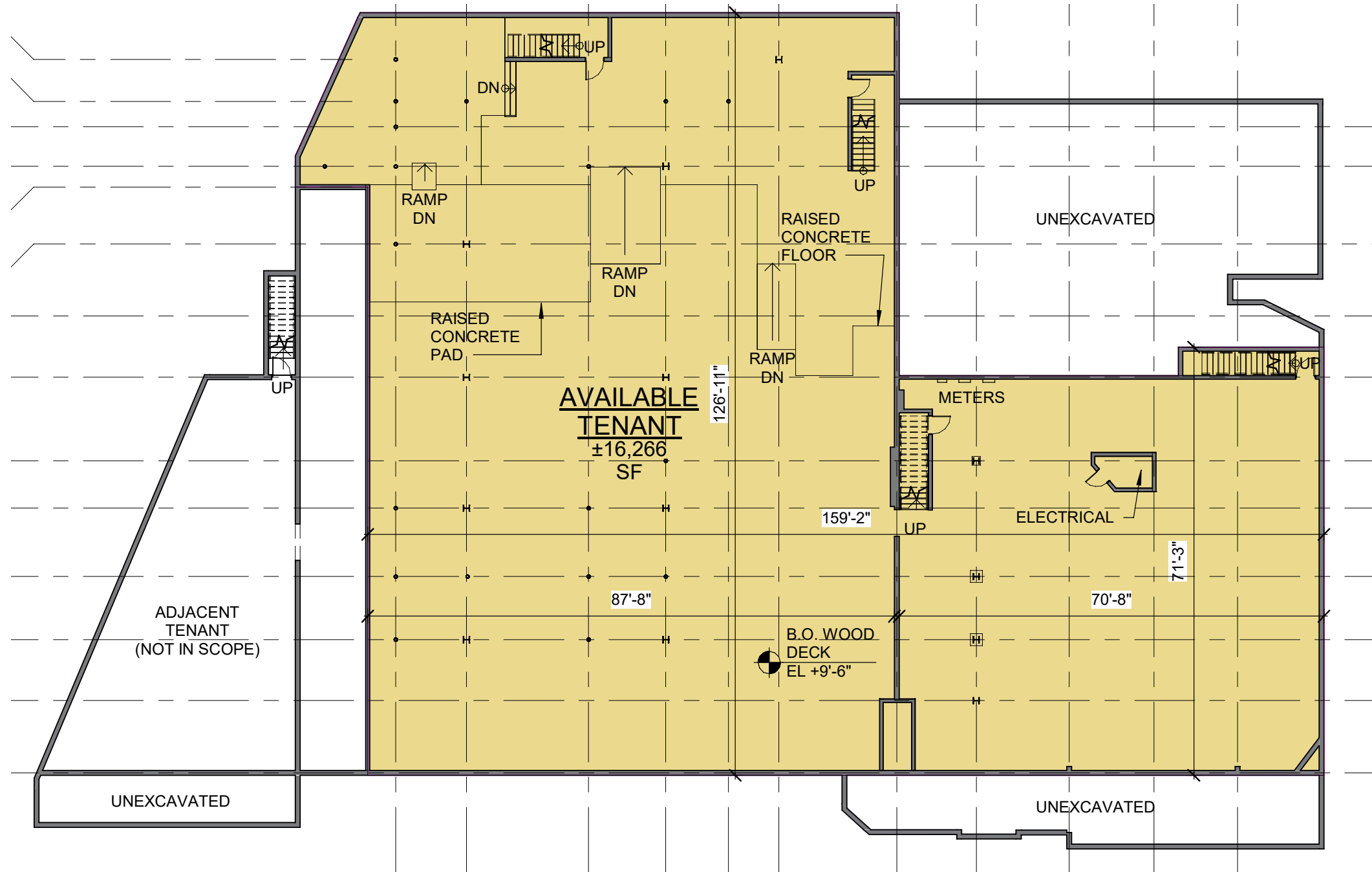


FIRST FLOOR LEASE PLAN

SCALE: 1" = 20'-0"



cellar floor plan

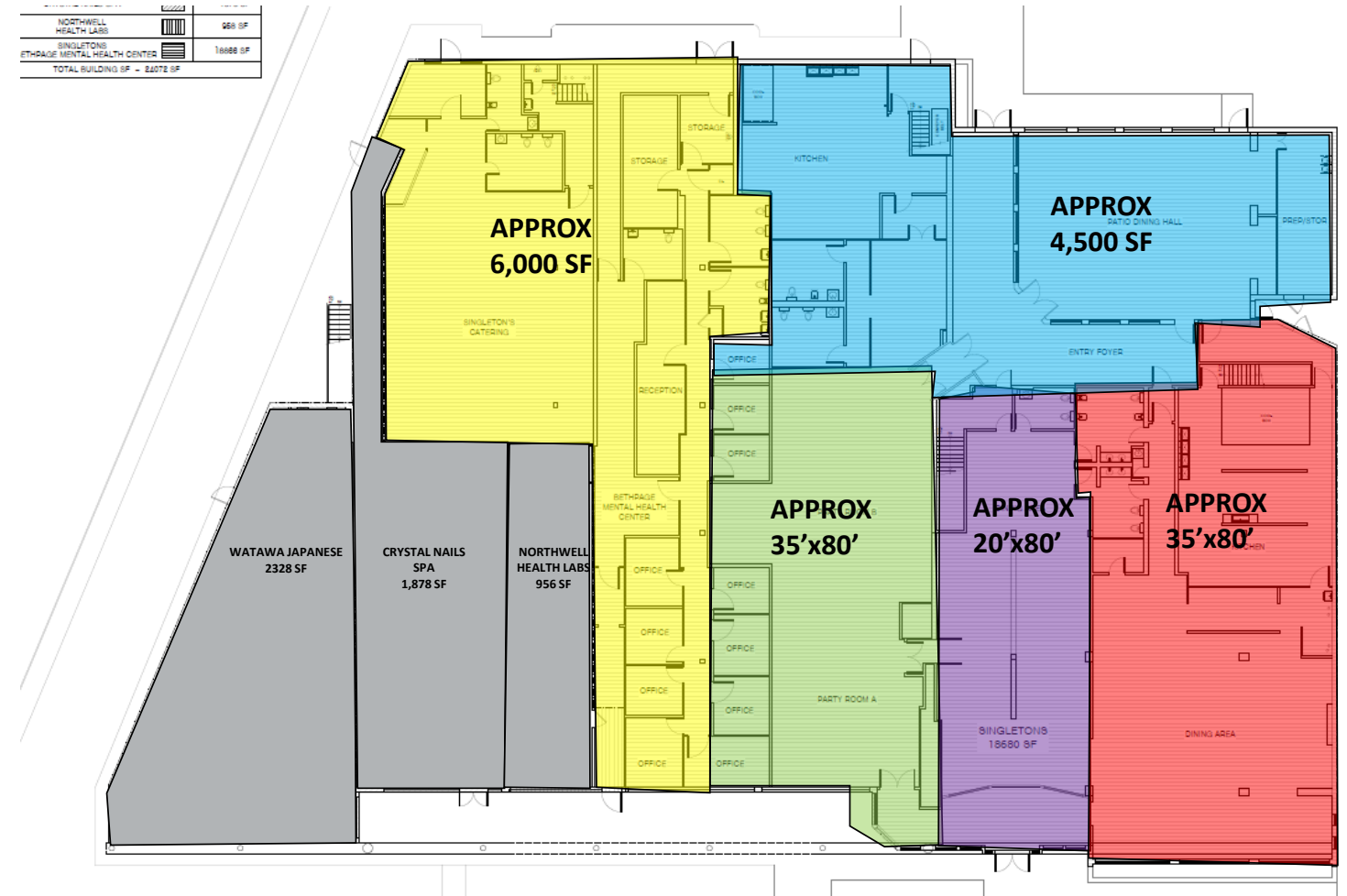
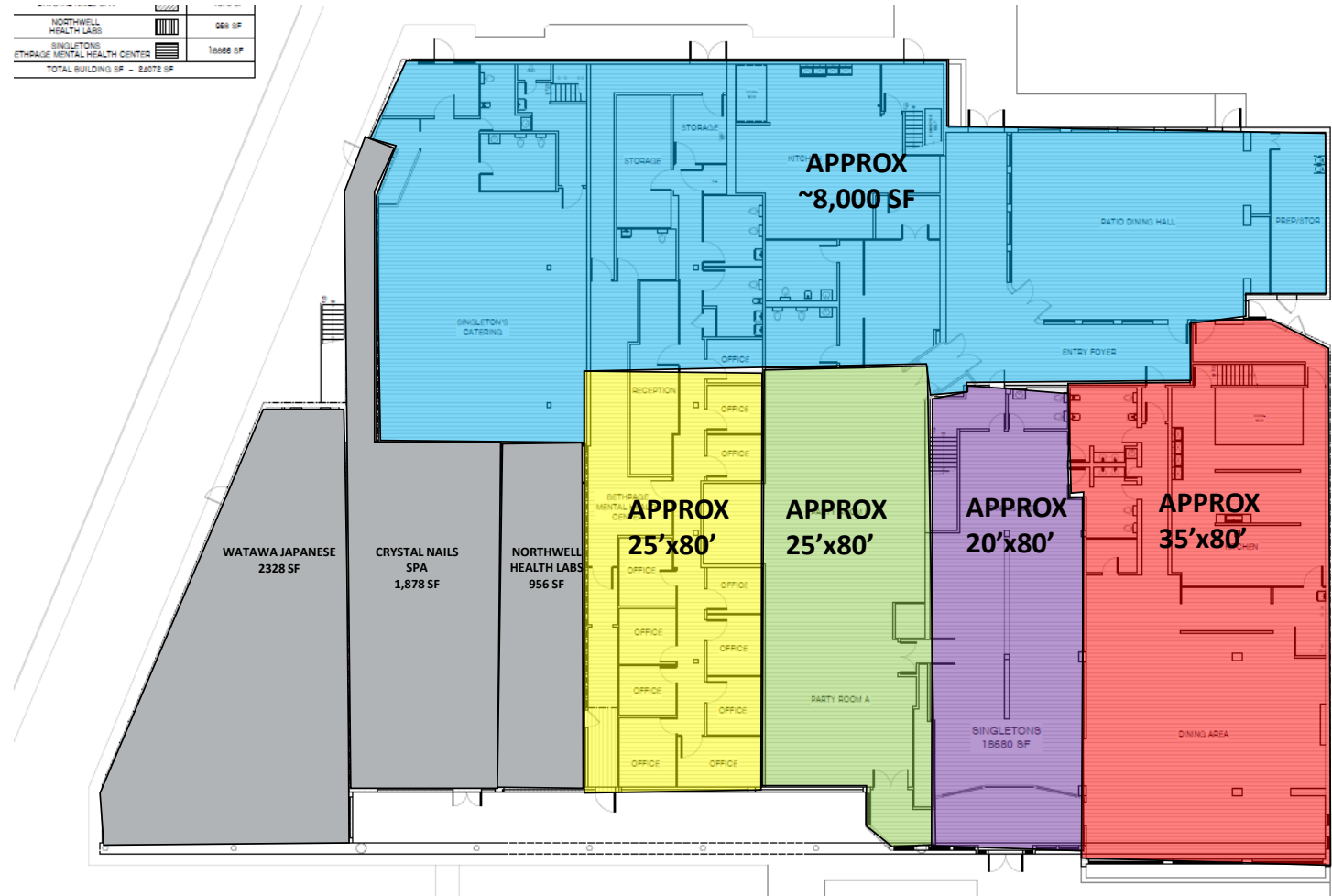


CELLAR LEASE PLAN

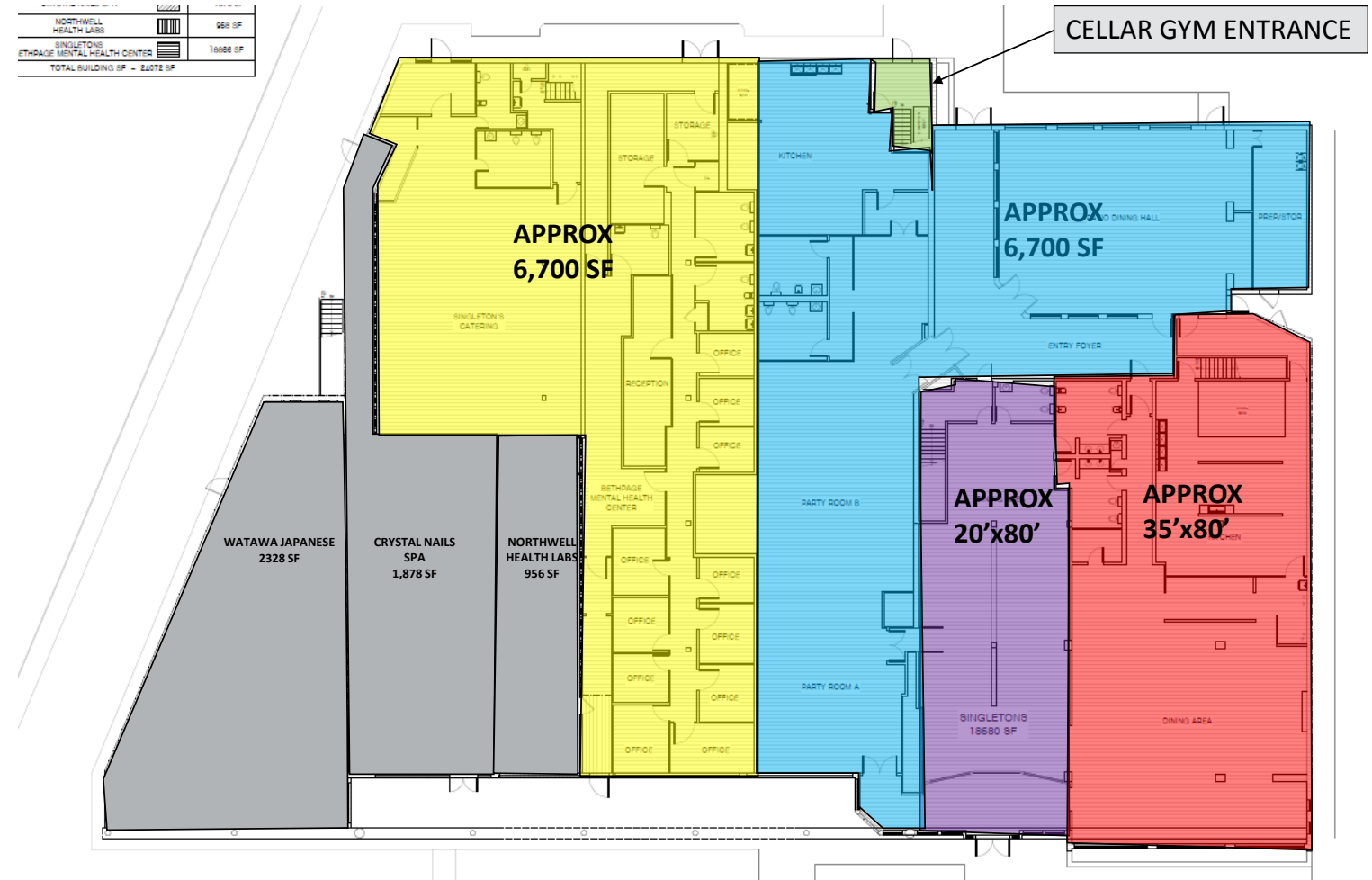
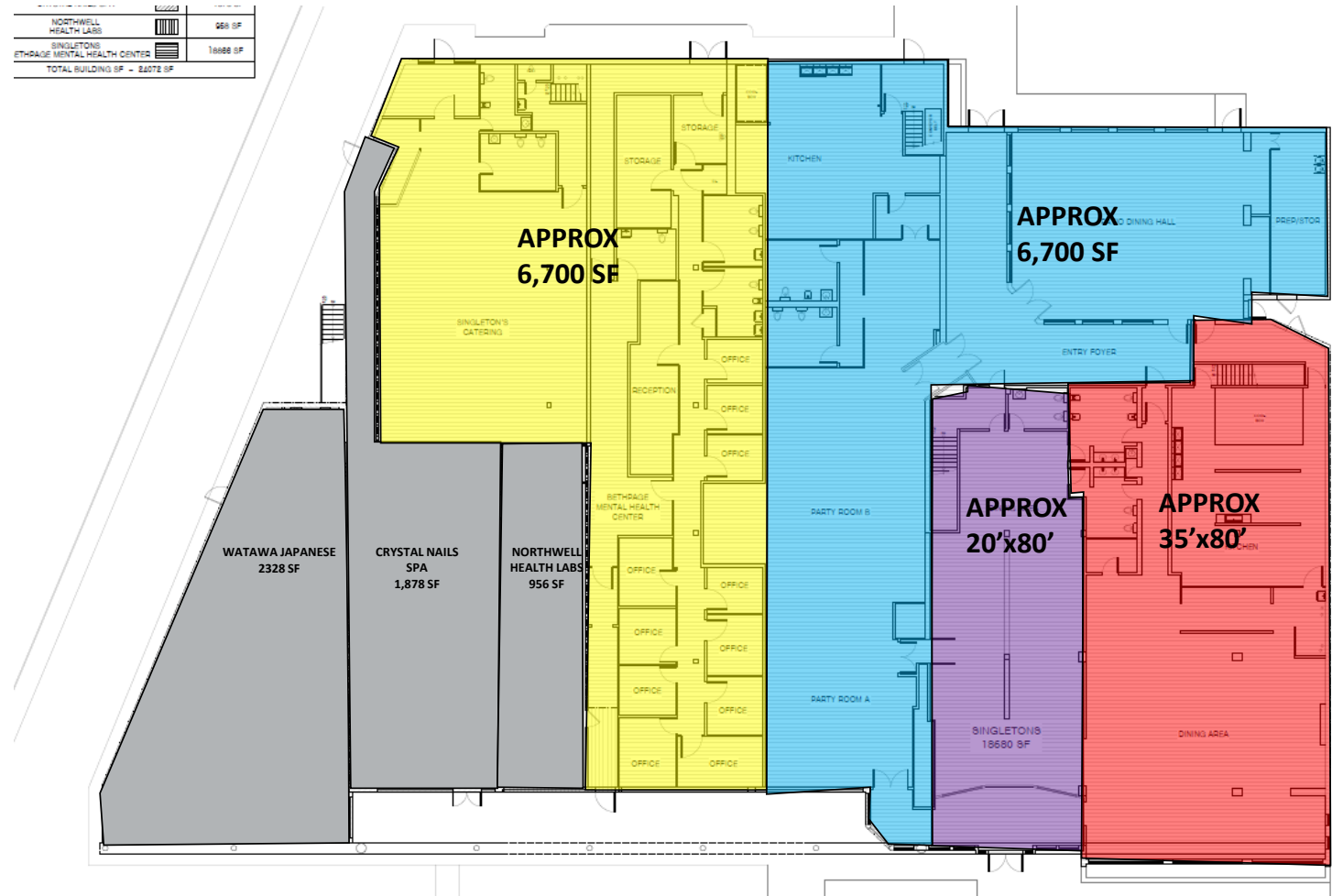
SCALE: 1" = 20'-0"



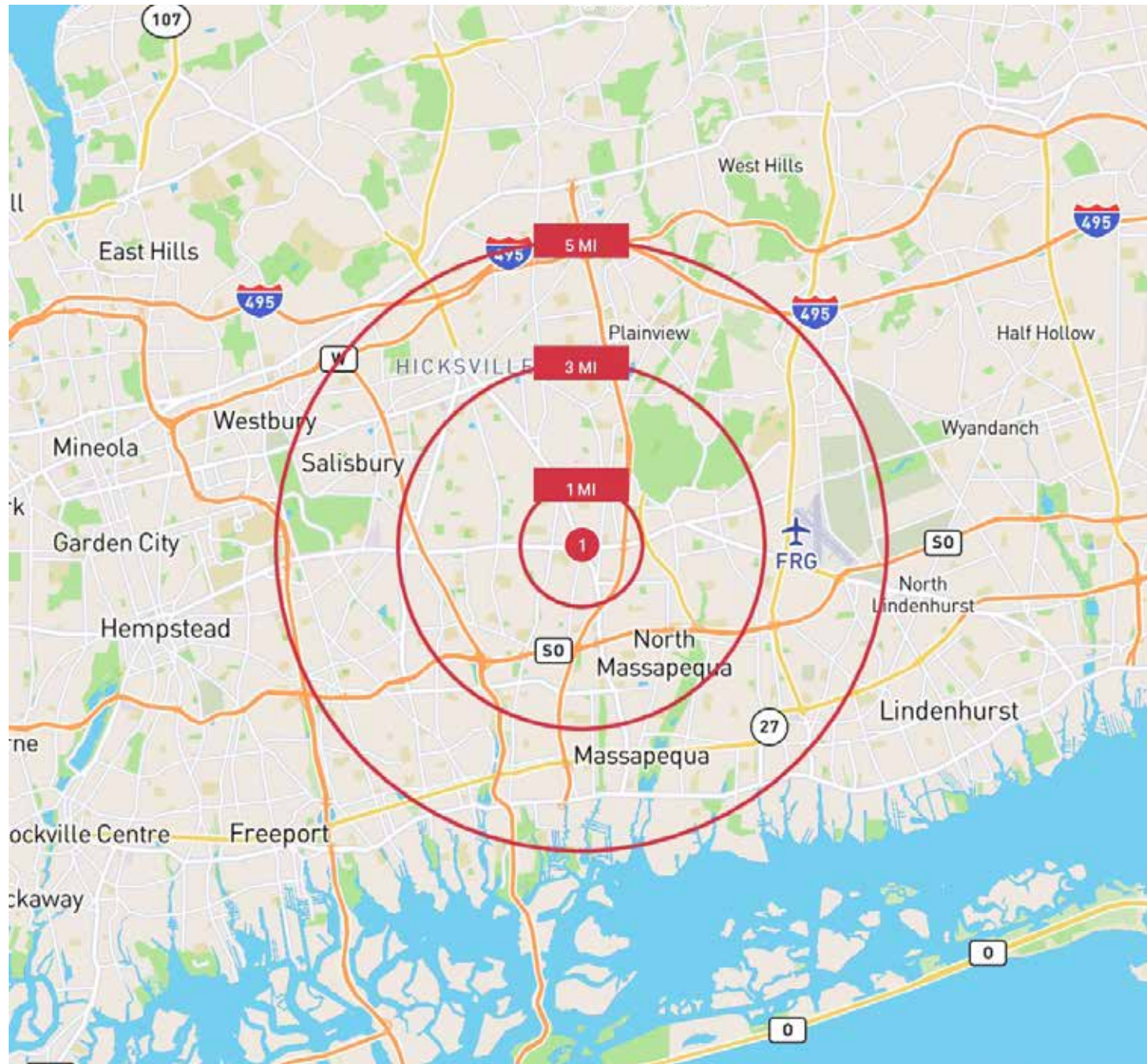
prospective demising plans



prospective demising plans



demographics



1
mile radius

population	21,644
households	7,171
avg hh income	\$145,604
med hh income	\$123,419
daytime population	20,161

3
mile radius

population	170,976
households	58,053
avg hh income	\$146,190
med hh income	\$121,961
daytime population	147,337

5
mile radius

population	424,989
households	141,247
avg hh income	\$150,892
med hh income	\$123,108
daytime population	408,003



contact

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