

Property For Lease

# 2373 Hempstead Turnpike

2373 Hempstead Turnpike East Meadow, NY 11554



For More Information:



**Christopher Pesce**

Associate Broker  
Douglas Elliman Commercial - Long Island  
516.557.5686  
christopher.pesce@elliman.com



**Kenneth Hester**

Licensed Real Estate Salesperson  
Douglas Elliman Commercial - Long Island  
516.641.0342  
kenneth.hester@elliman.com



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Offering Summary	
Lease Rate:	\$32.00 SF/yr (MG)
Building Size:	12,987 SF
Available SF:	4,000 SF
Zoning	Business X
Number of Units:	6

### Property Overview

+/- 4,000 SF Retail / Medical / Office Space Available for Lease on busy Hempstead Turnpike in East Meadow! Incredible brand recognition with Over 49,000+ vehicles per day passing this location! It's no wonder why this property is surrounded by many national tenants. The space consists of +/-2,000 SF on the ground level and +/- 2,000 SF on the Lower Level with access by stairs and chair lift. Ample parking with over 80 parking spaces. The space was previously a surgical center for animals. For more information, contact us at 631-858-2470.

### Property Highlights

- 49,000+ vehicles per day pass this location
- Surrounded by National Tenants
- Over 80 parking spaces

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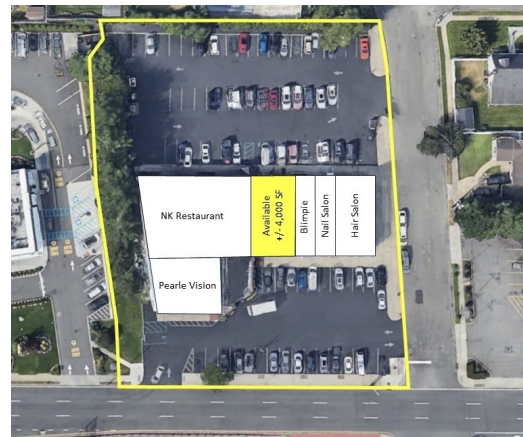
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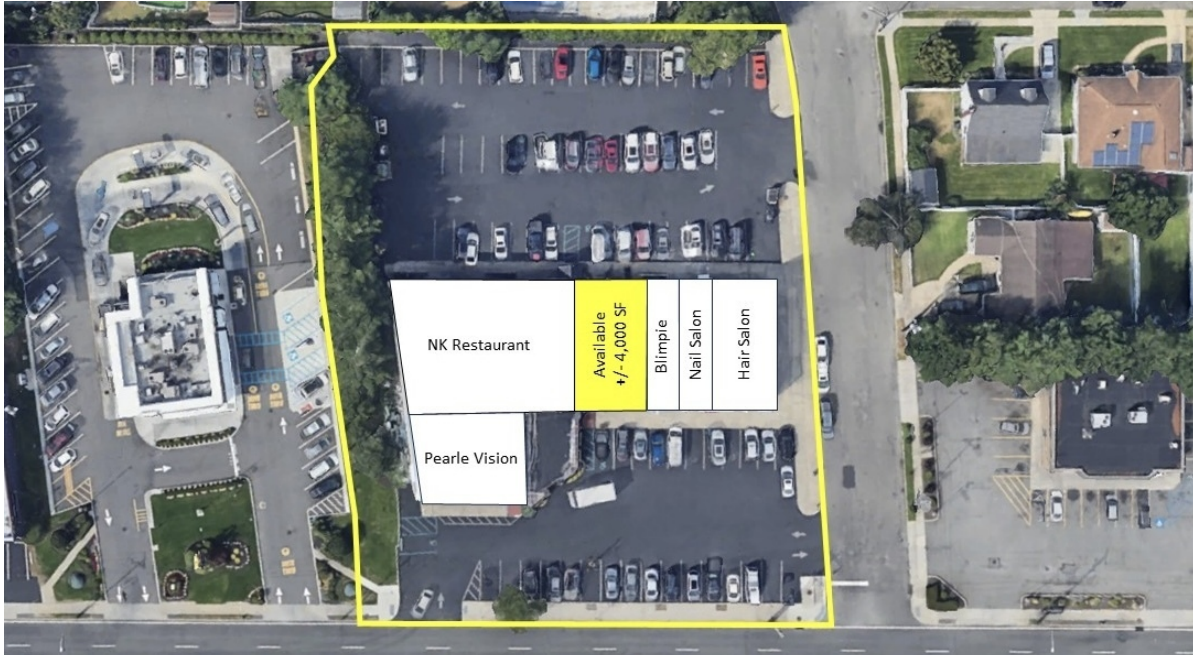
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### Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	4,000 SF	Lease Rate:	\$32.00 SF/yr

### Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
2373	Available	4,000 SF	Modified Gross	\$32.00 SF/yr	+/- 4,000 SF Retail / Medical / Office Space Available for Lease on busy Hempstead Turnpike in East Meadow! Incredible brand recognition with Over 49,000+ vehicles per day passing this location! It's no wonder why this property is surrounded by many national tenants. The space consists of +/-2,000 SF on the ground level and +/- 2,000 SF on the Lower Level with access by stairs and chair lift. Ample parking with over 80 parking spaces. The space was previously a surgical center for animals. For more information, contact us at 631-858-2470.

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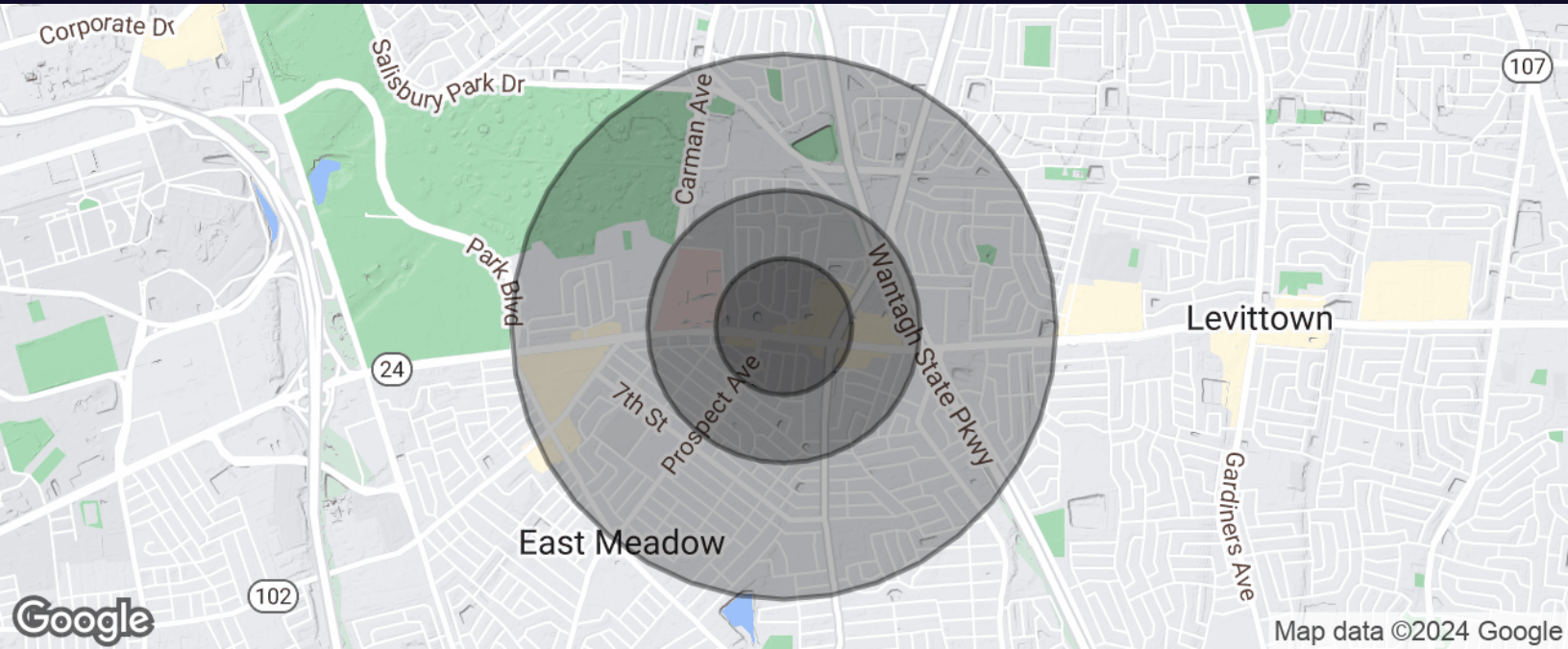
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,592	6,341	20,555
Average Age	46.9	44.8	43.8
Average Age (Male)	45.8	44.5	42.6
Average Age (Female)	45.3	48.4	46.9

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	456	1,961	6,686
# of Persons per HH	3.5	3.2	3.1
Average HH Income	\$152,640	\$114,643	\$123,917
Average House Value	\$480,141	\$490,634	\$459,820

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