



Island Associates Real Estate Inc.

We create value

**For Lease 6,000 SF Building**  
**160 Baldwin Rd.**  
**Hempstead, NY**



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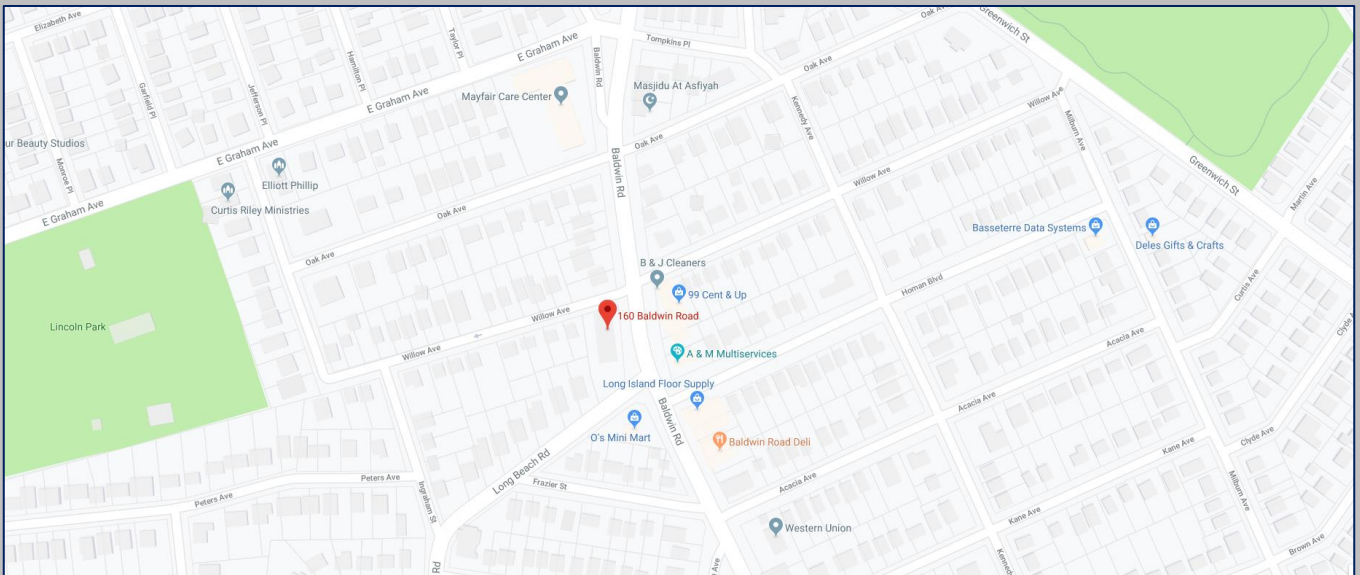
**(516) 857-5564**

# Property Information

**6,000 SF Lease Available on .39 Acres**

**Price: \$25.00 SF / Gross**

Demographics	1 Mile	3 Miles	5 Miles
Total Population	35,358	221,533	606,072
Median HH Income	\$63,102	\$90,854	\$99,169



- ❖ 119' of Frontage on Baldwin Rd., 62' of Frontage on Long Beach Rd. & 53' on Willow Ave.
- ❖ Formerly Leased by an Early Childhood Center operating w/ capacity for 80 occupants & Outdoor Playground.
  - ❖ 6 Bathrooms
  - ❖ 10 Parking Spaces
  - ❖ Daily Traffic Counts of 19,269
- ❖ 5 Minute Drive to Hempstead LIRR Station
- ❖ Block to Block Location

*All information is subject to errors, omissions, modification, and withdrawal.  
Information is from sources deemed to be reliable but should not be relied upon without independent verification.*



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