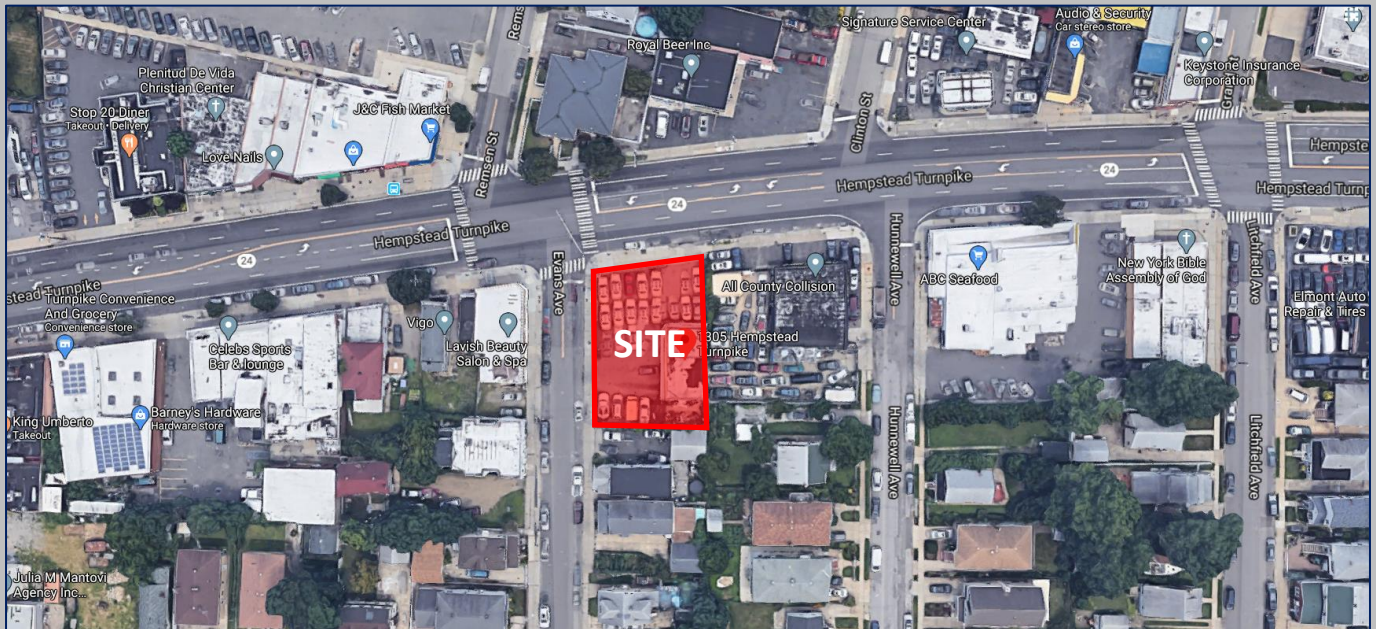




Island Associates Real Estate Inc.

We create value

For Sale or Lease 1305 Hempstead Tpke. Elmont, NY



Chris Mayor

Chris@IslandAssociates.com

(631) 513-2000

Larry Densen

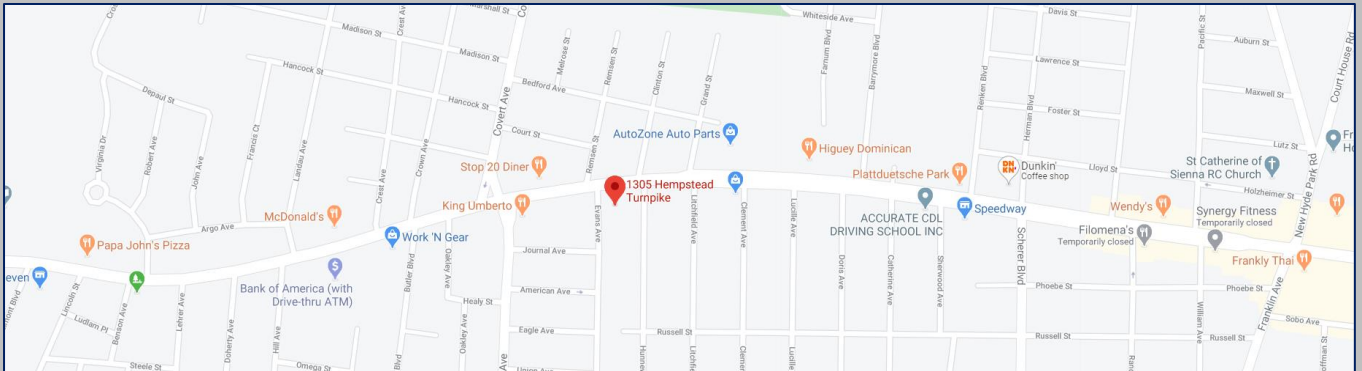
Larry@IslandAssociates.com

(516) 857-5564

Property Information

1,418 SF Building on .21 Acres
Price Upon Request
Taxes: \$8,706

| Demographics | 1 Mile | 3 Miles | 5 Miles |
|------------------|-----------|-----------|----------|
| Total Population | 34,810 | 276,271 | 782,004 |
| Median HH Income | \$104,693 | \$112,271 | \$98,873 |



- ❖ 14 Parking Spaces
- ❖ Corner Location
- ❖ +/- 70' Frontage on Hempstead Turnpike
- ❖ & +/-100' Frontage on Evans Ave.
- ❖ Traffic Counts of 31,452 Daily
- ❖ 2.5 Miles to Belmont Park
- ❖ 4 Min to Floral Park LIRR Station