

**Prime Corner Site**  
**Next to Wantagh Pkwy**  
**2600 Hepstead Tpke**  
**East Meadow NY, 11554**

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**THE WEINBERGER TEAM**  
**SALES-LEASING-APPRAISALS**

**Victor Weinberger**

NYS Licensed RE. Associate  
E-mail: VWremax@gmail.com  
Website: VictorWeinberger.com

917-806-7040

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Multi locations to serve you: 2) 27-04 Francis Lewis Blvd, Flushing, NY 11358  
1) 36-11 33rd St, Astoria, NY 11106 3) 103-08 Metropolitan Ave, Forest Hills, NY 11375

Ideal for medical, fast food, retail bank, or anyone who requires visibility and exposure for their business

A nearly 8,000 commercially zoned corner lot situated on the busy Hempstead Turnpike; only 1 block from the entrance to Wantagh State Parkway. Tremendous visibility of over 50,000 daily Vehicle traffic in front of the property. We're ideal for fast food, bank, medical, any retail or office. or anyone who depends on high exposure in a fantastic convenient location.

**Price: \$800,000**

Property Video: <https://youtu.be/-yr6jtL63u0> (Highlight and right click to open)



THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

**LEGEND**

- ☐ WATER VALVE
- BC BOTTOM OF CURB ELEVATION
- TC TOP OF CURB ELEVATION
- ☺ TREE
- ⊙ MANHOLE
- ⊕ HYDRANT
- △ SKIN



- NOTES:**
1. CONSULT WITH THE HIGHWAY DEPARTMENT BEFORE DESIGNING, INSTALLING, OR MODIFYING ANY NEW OR EXISTING CURBS, WALKS, OR ROADWAYS IN THE STREETS SHOWN HEREON.
  2. SUBSURFACE INFORMATION SHOWN HEREON WAS OBTAINED FROM VARIOUS CITY DEPARTMENTS AND/OR PRIVATE UTILITY COMPANIES. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR ANY OF THIS DATA.
  3. THIS IS TO CERTIFY THAT THERE ARE NO VISIBLE STREAMS NOR NATURAL WATER COURSES IN THE PROPERTY EXCEPT AS SHOWN ON THIS SURVEY.
  4. ALL ELEVATIONS SHOWN REFER TO THE NAVD 1988 DATUM.
  5. THIS SURVEY IS FOR THE USE OF ARCHITECTURAL PURPOSES ONLY.

LOT AREA=7381.08 sq.ft.

<p><b>A &amp; B</b> ENGINEERING AND LAND SURVEYING, P.C. 150-18 HILLSIDE AVENUE JAMAICA, N.Y. 11432 TELEPHONE (718) 657-8444 FAX (718) 657-8555 Y.C. EMAIL ABLANDSURVEY@GMAIL.COM</p>	<p>DATE: MARCH 02, 2017</p>
	<p><b>SURVEY No. 2490</b></p>
<p>TOWN OF HEMPSTEAD COUNTY OF NASSAU STATE OF NEW YORK TAX MAP FILED MAP</p>	<p>DAVID D. ARABI, P.E. NEW YORK LICENSE 06735-1 PAUL BARYLSKI, L.S. NEW YORK LICENSE 050782</p>
<p>SECTION 51 SECTION BLOCK 2 BLOCK LOT 265 LOT</p>	<p>TITLE No. CERTIFIED TO: TOWN OF HEMPSTEAD</p>

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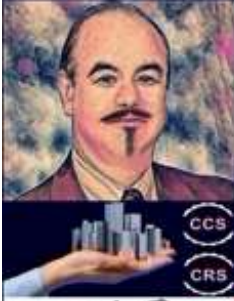
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**5 Demographics By Zip Code**

[Hide](#)

Demographic data shown in this section was gathered from the 2023 American Community Survey and refers to zip code **11554**.

**Population Demographics**

Total population	<b>35,806</b>
Female population	<b>54.4%</b>
Male population	<b>45.6%</b>
Median age	<b>43</b>
Male median age	<b>43</b>
Female median age	<b>44</b>

**Education**

No highschool	<b>2.6%</b>
Some highschool or college	<b>45.5%</b>
Bachelors degree	<b>23.9%</b>

**Other**

Citizens	<b>95.6%</b>
Citizens born in US	<b>78.1%</b>
English speakers	<b>97.6%</b>

**Journey to Work**

Work in a metropolitan area	<b>100.0%</b>
Work at home	<b>12.5%</b>
Go to work by car	<b>75.0%</b>
Go to work after 10 am	<b>14.7%</b>

**Economic/Employment**

Average household income	<b>\$156,724</b>
White collar	<b>85.4%</b>
Blue collar	<b>14.6%</b>

**Housing**

Family households	<b>76.8%</b>
Households with kids	<b>31.1%</b>
Housing units	<b>12,128</b>
Occupied housing units	<b>11,727</b>
Owner occupied units	<b>89.7%</b>
Average number of people per household	<b>2</b>
Median year structure built	<b>1957</b>
Houses with mortgages	<b>55.3%</b>

**Wealth**

Median value for units with a mortgage	<b>\$643,300</b>
Median value for units without a mortgage	<b>\$572,200</b>
Median gross rent	<b>\$2,539</b>
Median mobile home values	<b>\$0</b>
Median housing costs per month	<b>\$2,381</b>
Population in poverty	<b>6.8%</b>

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**SCHEDULE A LEGAL DESCRIPTION**

ALL that certain plot piece or parcel of land, situate, lying and being at East Meadow, Town of Hempstead, County of Nassau and State of New York, being parts of Lot Nos. 160 to 165 both inclusive in Block B on a certain map entitled, "Map of Fay Manor, situate at East Meadow, L.I., Town of Hempstead, Nassau County, N.Y., surveyed by Smith & Malcomson Inc., December 1925, Freeport, N.Y.", and filed in the Office of the Clerk of Nassau County on 12/16/25 as Map No. 587, now No. 3564, bounded and described as follows:

BEGINNING at a point on the westerly side of Diamond Avenue, formerly known as Lincoln Avenue, distant 53.69 feet southerly from the corner formed by the intersection of the new southerly side of Bethpage Turnpike and the westerly side of Diamond Avenue;

RUNNING THENCE South 19 degrees 11 minutes 30 seconds West and along the westerly side of Diamond Avenue, 91.85 feet;

THENCE North 70 degrees 48 minutes 30 seconds West, 97.25 feet;

THENCE North 19 degrees 11 minutes 30 seconds East, 59.30 feet;

THENCE South 85 degrees 10 minutes 42 seconds East, 42.16 feet;

THENCE North 87 degrees 49 minutes 14 seconds East, 60.57 feet to the westerly side of Diamond Avenue, the point or place of BEGINNING.

**FOR INFORMATION ONLY:**

Premises: 2600 Hempstead Turnpike, East Meadow, NY 11554,  
 Tax ID: Section 51 Block 2 Lot 265

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## 1 Tax Bill

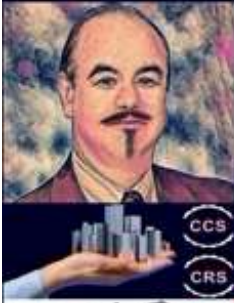
Total general tax bill for 01/01/2025 to 12/31/2025	\$9,365
Total school tax bill for 07/01/2024 to 06/30/2025	\$14,346
<b>Property tax bill</b>	<b>\$23,711</b>

## 2 Key Values in Calculating the Bill

Market value	\$258,300
Assessed value	\$2,583
Transitional exemption value	\$34
Transitional assessed value	\$2,549
STAR exemptions	\$0
Total general roll exemptions	\$0
Total school roll exemptions	\$0
Direct assessment	\$1,150

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