

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

★ ★ ★ ★ ★ ★ ★ ★ ★ ★

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

**Victor Weinberger**

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

**917-806-7040**

**EXPERIENCE \* KNOWLEDGE \* DEDICATION**  
**CALL ME FOR ALL YOUR REAL ESTATE NEEDS**  
Over 1,200 Transactions Closed \* Top 1% in USA  
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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: \$700,000**

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

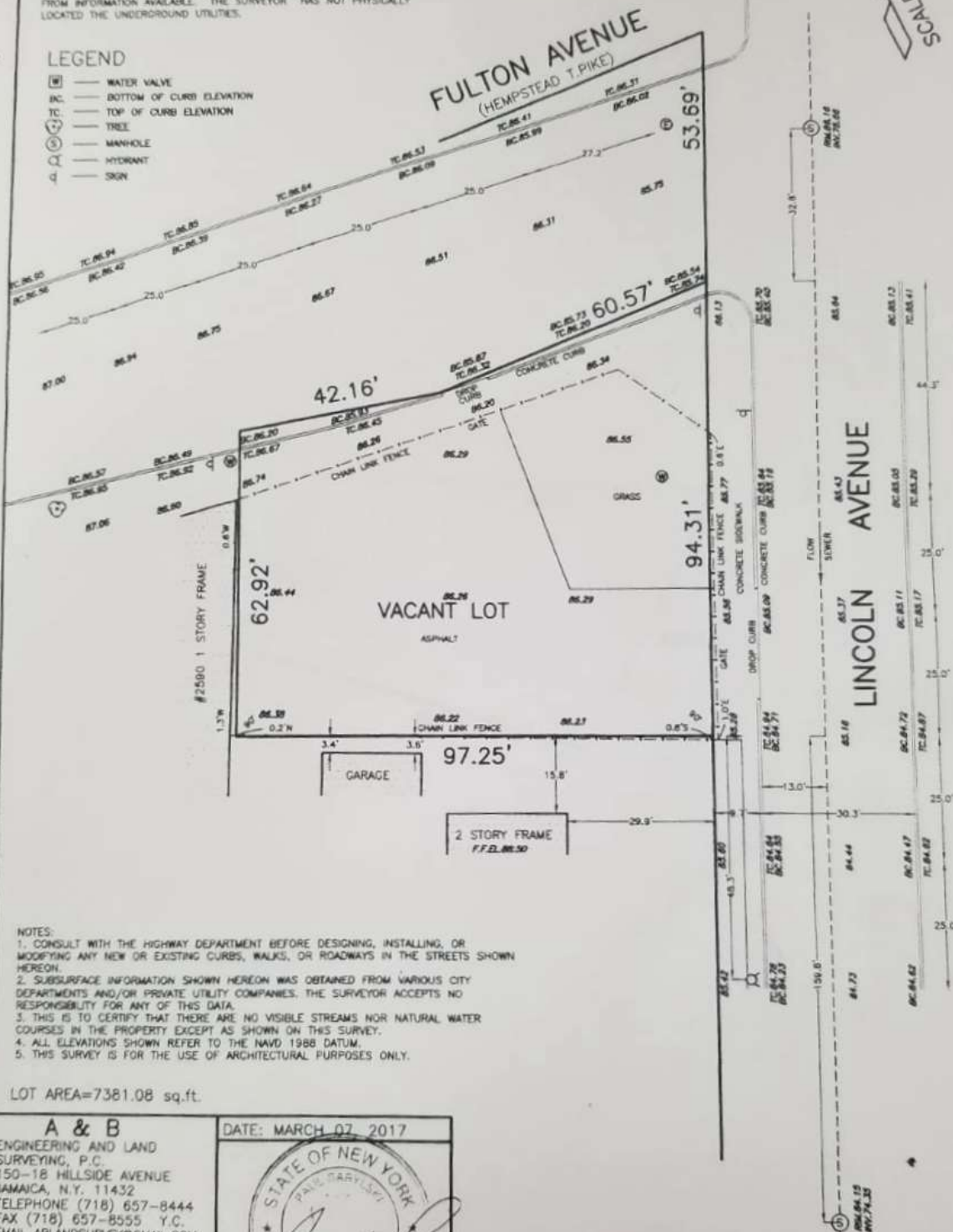




THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND 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.

**A & 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  
**SURVEY No. 2490**  
TOWN OF HEMPSTEAD  
COUNTY OF NASSAU  
STATE OF NEW YORK  
TAX MAP FILED MAP  
SECTION 51 SECTION  
BLOCK 2 BLOCK  
LOT 265 LOT

DATE: MARCH 02, 2017



DAVID D. ARADI, P.E.  
NEW YORK LICENSE 06735-1  
PAUL BARYLSKI, L.S.  
NEW YORK LICENSE 050782

TITLE No.

CERTIFIED TO:

TOWN OF HEMPSTEAD

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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	35,806
Female population	54.4%
Male population	45.6%
Median age	43
Male median age	43
Female median age	44

### Education

No highschool	2.6%
Some highschool or college	45.5%
Bachelors degree	23.9%

### Other

Citizens	95.6%
Citizens born in US	78.1%
English speakers	97.6%

### Journey to Work

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

### Economic/Employment

Average household income	\$156,724
White collar	85.4%
Blue collar	14.6%

### Housing

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

### Wealth

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



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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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