

# 1900 EAST HEMPSTEAD TURNPIKE MEADOW PLAZA



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# INTRODUCTION TO EAST MEADOW PLAZA



AFFLUENT  
& DENSELY  
POPULATED  
COMMUNITY



MAJOR  
MEDICAL, OFFICE  
& RETAIL  
CORRIDOR



CONSTANT  
CROSS-SHOPPING  
CLIENTELE



STEADY FLOW OF  
VEHICULAR  
TRAFFIC



OPEN AIR CENTER  
COMPRISED OF  
3 BUILDINGS



HEALTHCARE &  
CORPORATE  
DRIVEN  
EMPLOYMENT  
HUB FEATURING  
THE NASSAU HUB

## SHOPPING CENTER HIGHLIGHTS

**THE OFFERING** provides Retailers with a premier opportunity to occupy space situated in the "heart" of Nassau County and provides Business-Owners and their Customers with easy access to major highways, outstanding amenities and scenic work shopping environment. Local points of interest include Nassau University Medical Center, The Bristal at East Meadow, EPIC Long Island, Hofstra University, Eisenhower Park, RXR Plaza, Roosevelt Field Mall, SOURCE Mall, the proposed Nassau HUB, Mitchell Field and many more.

**THE SHOPPING CENTER** is located within the town of Hempstead, approximately 23 miles east of Midtown Manhattan. It is situated at a premier location along Hempstead Turnpike, which is a major office, retail and medical corridor. The Center has convenient access to the Meadowbrook State Pkwy, Wantagh State Pkwy, Long Island Expy, Grand Central Pkwy. With upcoming renovations and branding, 1900 Hempstead reserves its place among one of the most attractive Retail Destinations in the surrounding area.

**EAST MEADOW, NY** is a family-oriented neighborhood that provides the magical combination of safe streets, quality schools, abundant recreation, and countless shops & restaurants all within close proximity to most properties. Located in Nassau County, Long Island with a total population of approximately 37,195. It is surrounded by neighboring communities like Uniondale, Westbury, Levittown, Salisbury, and North Merrick. East Meadow is known for its strong demographics and average household income of approximately \$94,513.



# DETAILS FOR EAST MEADOW PLAZA

## SHOPPING CENTER HIGHLIGHTS

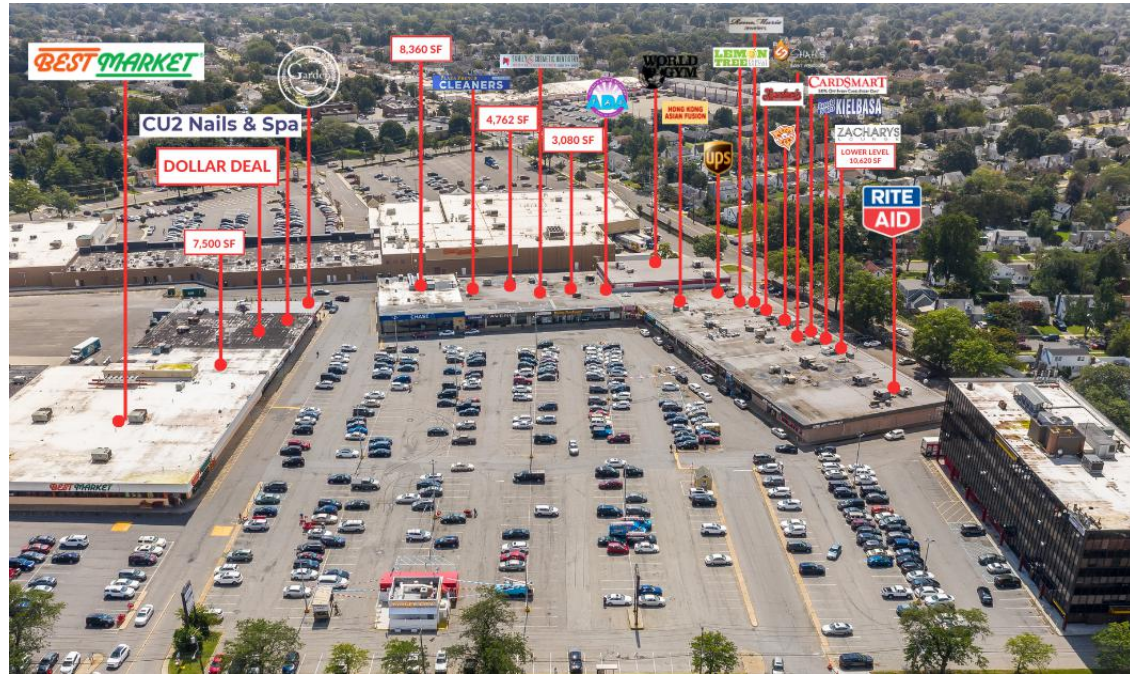
### AVAILABLE SUITES:

- 1976: 7,500 SF
- 1960: 8,360 SF
- 1954: 4,762 SF
- 1950: 3,080 SF
- 1916: 10,620 SF (LL)

**DELIVERY:** Immediate

**PERMITTED USES:** Retail, Office, & Medical

**ASKING RENT:** Upon Request



### CO-TENANTS:



### NEIGHBORING RETAIL:



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
POPULATION:	16,432	200,212	514,252
HOUSEHOLDS:	5,329	60,066	162,048
AVG. HH INCOME:	\$90,259	\$97,335	\$101,551

**BEST MARKET**

**CU2 Nails & Spa**

**DOLLAR DEAL**

**7,500 SF**

**8,360 SF**

**PLAZA FRENCH CLEANERS**

**4,762 SF**

**3,080 SF**

**WORLD GYM**

**HONG KONG ASIAN FUSION**

**UPS**

**LEMON TREES**

**Starbucks**

**CARDSMART**

**KIELBASA**

**ZACHARYS**

**LOWER LEVEL 10,620 SF**

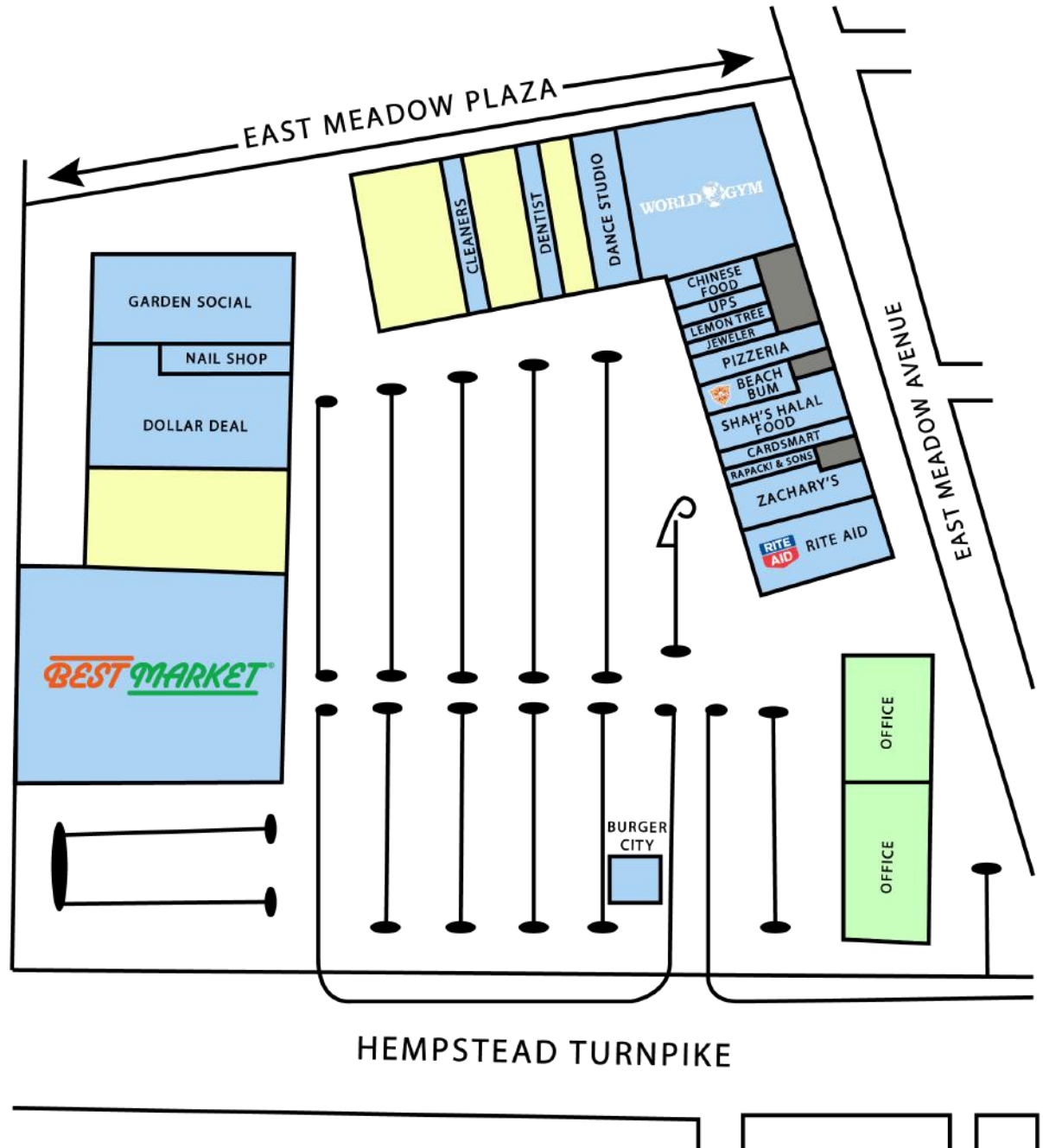
**RITE AID**

# SITE PLAN

- CURRENT RETAIL/RESTAURANTS
- OFFICE SPACE
- VACANT SPACE
- UTILITIES

UNIT	TENANT	SIZE
1980	Best Market	30,600 SF
1976	Vacant (Mandees)	7,500 SF
1970	Dollar Deal	10,824 SF
1962	Camp Nails	1,650 SF
1964	BPR Enterprises dba Garden Social	2,810 SF
1960	Vacant (Chase)	8,360 SF
1958	Plaza French Cleaners	1,980 SF
1954	Vacant (Avenue)	4,762 SF
1952	Front Street Dentist	2,120 SF
1950	Vacant (Payless)	3,080 SF
1948	Alexa's Dance Academy	4,000 SF
1940	World Gym	15,660 SF
1938	Hong Kong Asian Fusion	1,605 SF
1936	UPS Store	1,605 SF
1934A	Lemon Tree	660 SF
1934B	Rena Marie Jewelers	1,950 SF
1928	Frantoni's Pizzeria	3,236 SF
1924	Beach Bum Tanning	4,000 SF
1920	Damin's Asia Cafe/Pita dba Shah's Halal Food	2,480 SF
1918	East Meadow Cards dba Cardsmart	1,770 SF
1914	Rapacki & Son's Keilbasa	980 SF
1916	Vacant Lower Level (Zachary's)	10,620 SF
1910	Rite Aid	9,600 SF
PAD SITE	Burger City	480 SF

TOTAL RETAIL SF: 132,332 SF  
 TOTAL VACANT: 34,322 SF  
 TOTAL OCCUPIED: 98,010 SF

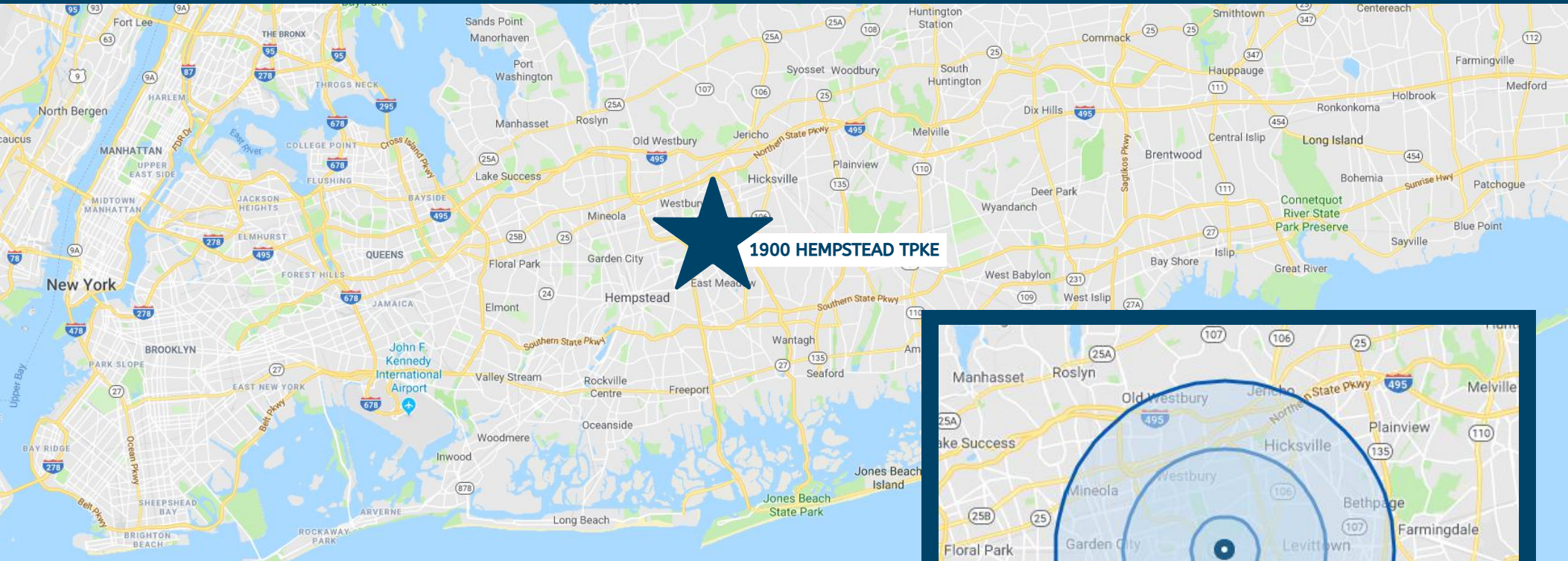


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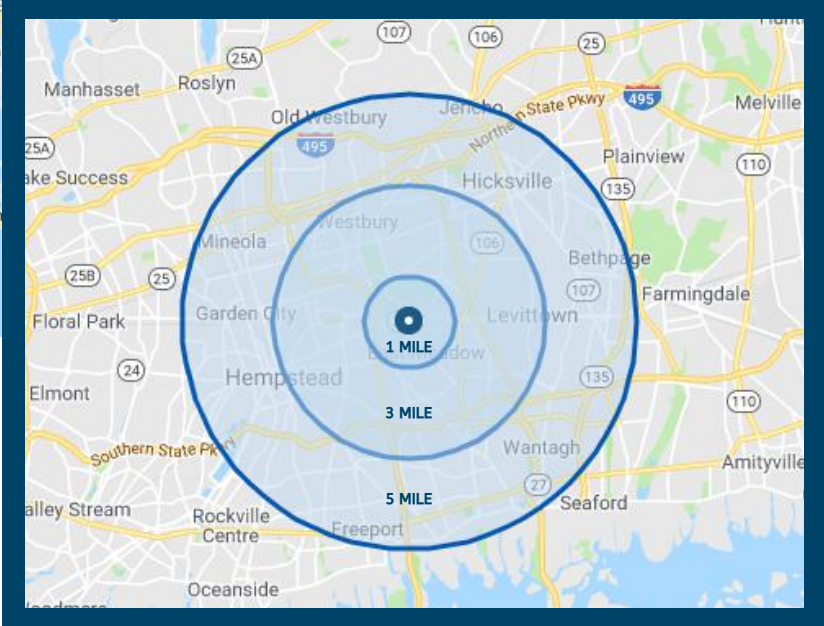
# LOCAL RETAILERS OF INTEREST



# DEMOGRAPHICS/LOCATION



**1900 HEMPSTEAD TPKE**







## Population

	1 Mile	3 Mile	5 Mile
2019 Total Population:	16,432	200,212	514,252
2024 Population:	16,531	200,904	519,140
Pop Growth 2019-2024:	0.60%	0.35%	0.95%
Average Age:	42.60	38.80	39.30

## Households

	1 Mile	3 Mile	5 Mile
2019 Total Households:	5,329	60,066	162,048
HH Growth 2019-2024:	0.41%	0.44%	0.95%
Median Household Inc:	\$90,259	\$97,335	\$101,551
Avg Household Size:	2.80	3.20	3.10
2019 Avg HH Vehicles:	2.00	2.00	2.00

## Distance To:

John F. Kennedy Airport 	16.7 Miles
LaGuardia Airport 	21.5 Miles
Midtown Manhattan 	27.5 Miles
Suffolk County 	30 Miles

# 1900 HEMPSTEAD TPKE

EAST MEADOW, NY 11554

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