

Prime Development Retail/Commercial/and or Residential Opportunity located in MASSAPEQUA LONG ISLAND

1071 NORTH BROADWAY



SIZE

Interior Building Size: ± 17,000 sf
Lot Size: ± 32,000 sf
Buildable Square Feet: ± 38,400 sf
Additional Parking Lot: ± 10,000 sf

PRICE

Available upon request

ANNUAL TAXES

\$109,836.72 ± (04/05)

ZONING

NB (Neighborhood Business)

POSSESSION

Immediate

COMMENTS

Located in MASSAPEQUA, NASSAU COUNTY, LONG ISLAND

Properties are located on NORTH BROADWAY, a major local artery, ½ mile off exit 30N on the SOUTHERN STATE. Close proximity to SUNRISE HIGHWAY and HEMPSTEAD TURNPIKE.

Option to Buy or Long Term Lease

Currently building on the lot is 17,000 which was a former catering hall

NB zoning is very flexible, allows for hospital, bank, school, restaurant, fast food restaurant, office, professional, and virtually all forms of residential and retail

FOR FURTHER INFORMATION, PLEASE CONTACT:

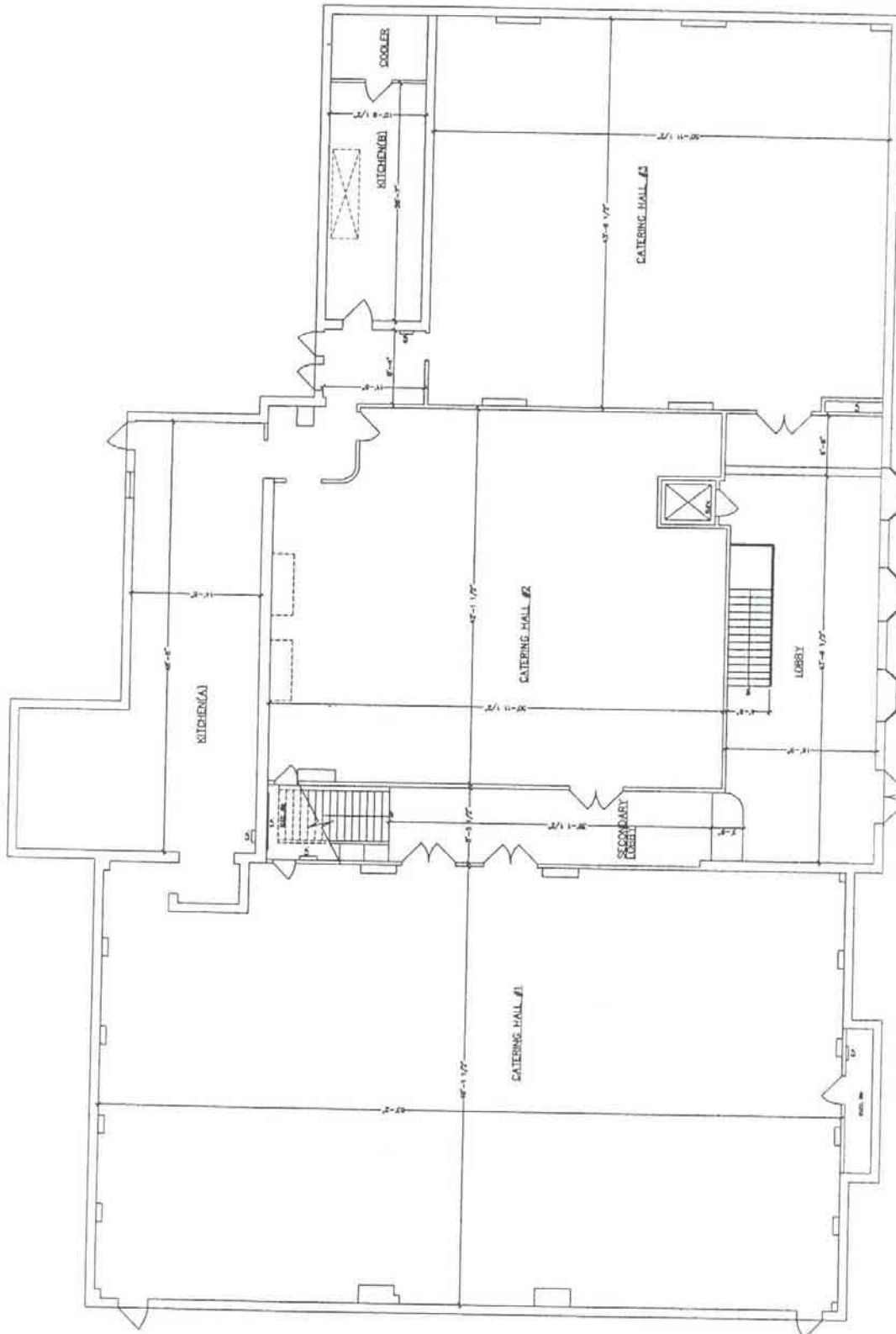
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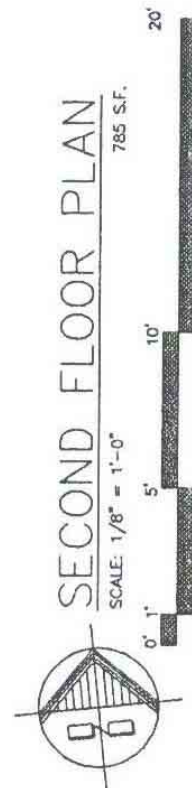
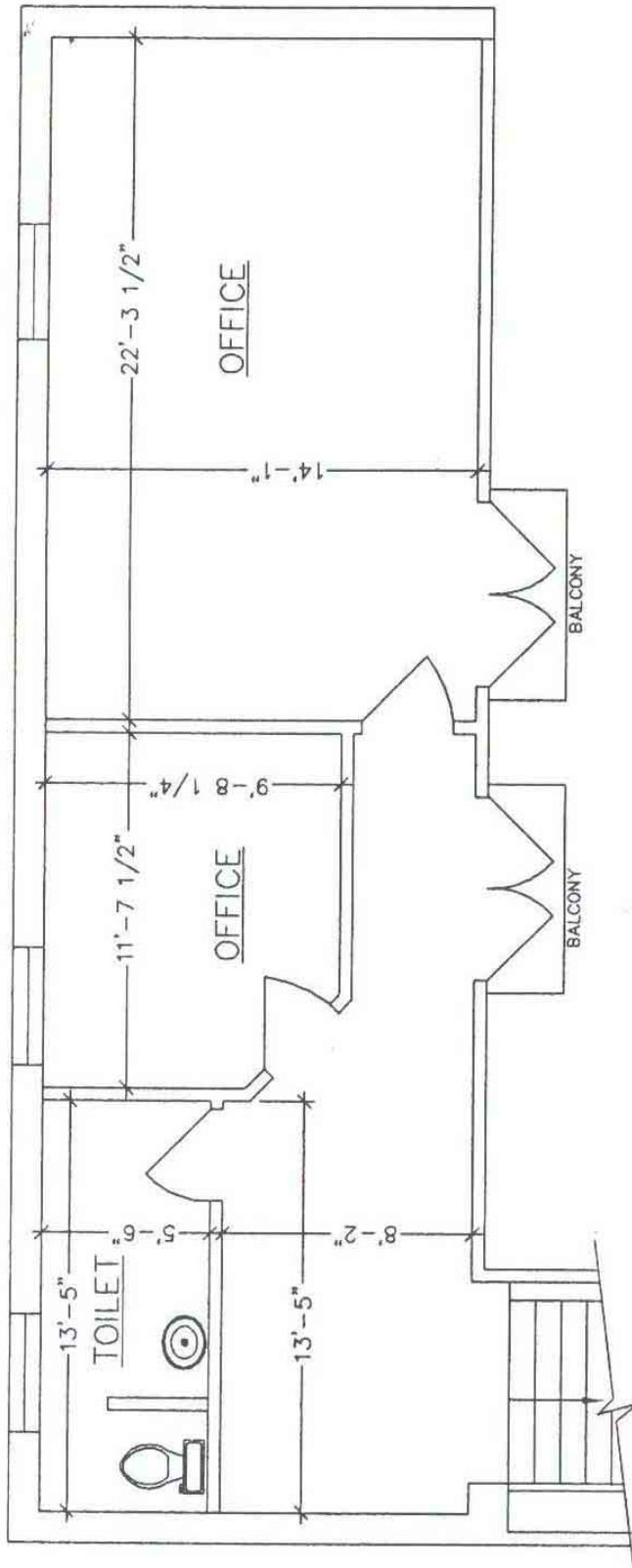
1st Floor Plan



FIRST FLOOR PLAN
NO SCALE

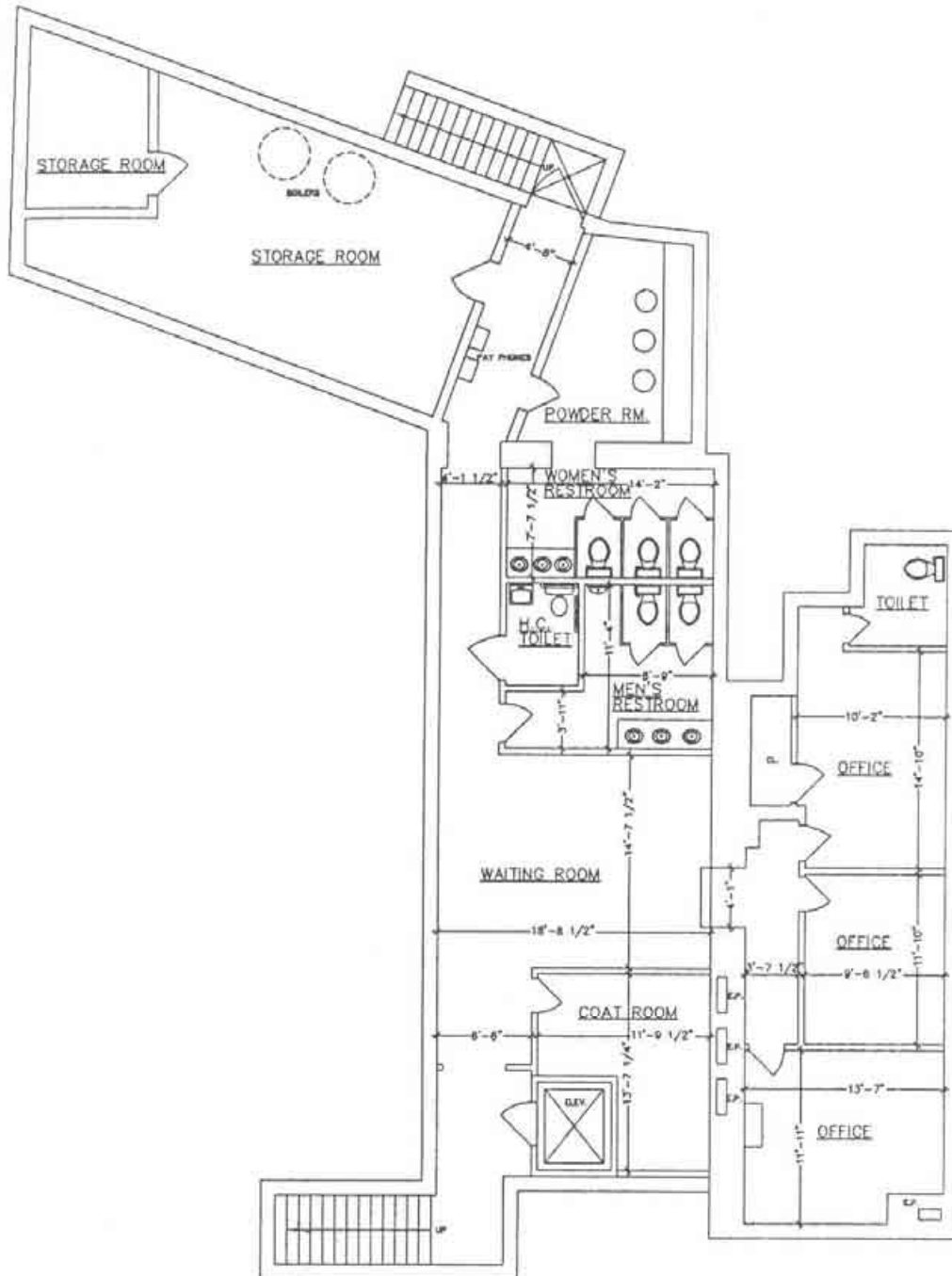
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2nd Floor Plan



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Basement Floor Plan



NO SCALE

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Aerial Photographs

Subject Property



N Delaware Ave

Subject Property

Broadway

N Michigan Ave



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Massapequa Demographic Profile

Massapequa, NY Profile

Massapequa, NY, population 22,652 , is located in New York's Nassau county, about 26.0 miles from Stamford and 28.0 miles from New York.

Through the 90's Massapequa's population has grown by about 3%.

Statistics

Gender

Males: **11,029 (49%)**

Females: **11,623 (51%)**

Race

White: **97%**

Asian: **1%**

Other/Mixed: **2%**

Age

Median Age: **39.1** (Males: **38.1**, Females: **40.0**)

Males Under 20: **14%**

Females Under 20: **13%**

Males 20 to 40: **12%**

Females 20 to 40: **12%**

Males 40 to 60: **14%**

Females 40 to 60: **15%**

Males Over 60: **8%**

Females Over 60: **11%**

Economics

Household Average Size: **3.05 people**

Median Household Income: \$ **83,806**

Median Value of Homes: \$ **265,200**

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