



Island Associates Real Estate Inc.

We create value

6,000 SF Building for Lease

160 Baldwin Rd.

Hempstead, NY



Chris Mayor

Chris@IslandAssociates.com

(631) 513-2000

Larry Densen

Larry@IslandAssociates.com

(516) 857-5564

Roger A. Delisle, Jr. CCIM

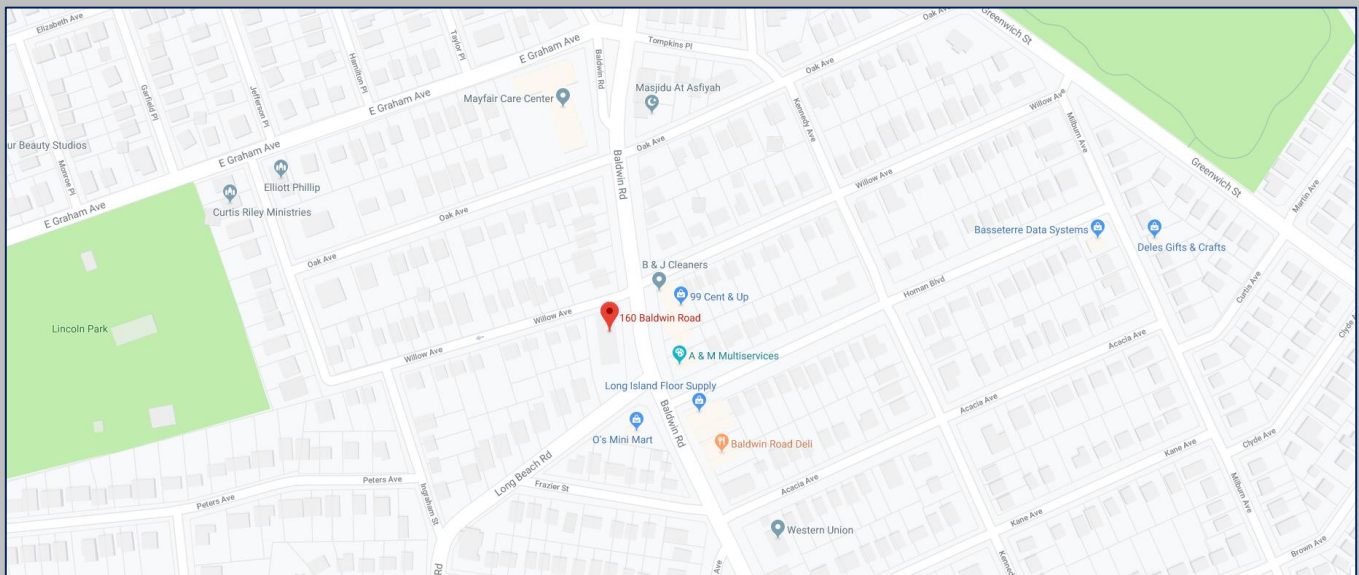
Roger@IslandAssociates.com

Property Information

6,000 SF Building Available on .39 Acres

Ground Lease: \$120,000 / NNN

Demographics	1 Mile	3 Miles	5 Miles
Total Population	35,358	221,533	606,072
Median HH Income	\$63,102	\$90,854	\$99,169



- ❖ 119' of Frontage on Baldwin Rd., 62' of Frontage on Long Beach Rd. & 53' on Willow Ave.
- ❖ Fully Leased by an Early Childhood Center operating since 2011 with capacity for 80 occupants & Outdoor Playground.
 - ❖ 3 Electric Meters
 - ❖ 6 Bathrooms
 - ❖ 10 Parking Spaces
 - ❖ Daily Traffic Counts of 19,269
- ❖ 5 Minute Drive to Hempstead LIRR Station
- ❖ Block to Block Location

Additional Information



All information is subject to errors, omissions, modification, and withdrawal.
Information is from sources deemed to be reliable but should not be relied upon without independent verification.

Additional Information



All information is subject to errors, omissions, modification, and withdrawal.
Information is from sources deemed to be reliable but should not be relied upon without independent verification.