

17 Herzog Pl

Hicksville, NY 11801

For Sale

Special Purpose



PROPERTY PRICE:
\$2,100,000

PRESENTED BY:



Howell Silverman

Exit Kingdom Realty
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Listing Date : 04/01/2018
Updated Date : 04/01/2018
Lot Size : 6,000 Sqft
Building Size : 8,000 Sqft
Available Space : 8,000 Sqft

PROPERTY DESCRIPTION :

8000SF building plus basement. Currently used as a house of worship and school. The interior consists of 2 floors broken up into several large open areas surrounded by classrooms and offices. There is also a full unfinished basement not included in the sq. ft described, which can be used for storage. The property is located across the street from The Hicksville Train Station, is walkable to the Broadway Mall, and has an immediately adjacent municipal parking lot. The property is convenient to plenty of shopping, & supporting amenities. Building has a paved private Parking Lot Adjacent(20X100) that can accommodate 15 Cars. Building can be easily used as a Mixed Used.

AREA PROPERTY DESCRIPTION :

Valentine Hicks, son-in-law of nationally famous abolitionist and Quaker preacher Elias Hicks, and eventual president of the Long Island Rail Road, bought land in the village in 1834 and turned it into a station stop on the LIRR in 1837. The station became a depot for produce, particularly cucumbers for a Heinz Company plant. After a blight destroyed the cucumber crops, the farmers grew potatoes. It turned into a bustling New York City suburb in the building boom following World War II.[1][2]

Industry

Metalab, Equipment Company, a division of Norbute Corp, made laboratory furniture and cabinetry.[3] Alsy Manufacturing manufactured electric lamps and lampshades from 1975 through 1991.[3] The Rubber Company of America (RUCO) built a manufacturing site in 1945. RUCO Polymer Corp. (Hooker Chemical Company) manufactured plastics, latex, and esters. Occidental Chemical Corporation (OCC) owned and operated this site from 1966 to 1982. The site was purchased by Sybron Corporation, then in 2000, the Bayer Corporation (Bayer MaterialScience) purchased the Hooker Ruco facility and in 2002 decided to close the facility.[4] The site was used for the production of polyester from 1982 until 2002.[5]

Transportation Hicksville is a major hub on the Long Island Rail Road, where the Ronkonkoma Branch meets with the Port Jefferson Branch to form the Main Line. The area is also a hub for the following routes operated by Nassau Inter-County Express:

- n20H: Great Neck – Hicksville via Northern Blvd
- n22/n22X: Hicksville – Jamaica via Prospect Avenue/Hillside Avenue
- n24: Hicksville – Jamaica via Old Country Road/Jericho Turnpike
- n48: Hicksville – Jericho Quad via North Broadway/Jericho Turnpike
- n48: Hicksville – Hempstead via Carman Road
- n49: Hicksville – Hempstead via Newbridge Road
- n78: Hicksville – Plainview via Old Country Road
- n79: Hicksville – Huntington, New York Walt Whitman Mall and Shops via Old Country Road
- n80: Hicksville – Sunrise Mall via Hicksville Road

2010 Census



Hicksville



Rear view of Hicksville High School

As of the census^[7] of 2010, there were 41,547 people, 13,412 households, and 10,588 families residing in the CDP. The population density was 6,109.9 per square mile (2,360.6/km²). There were 13,761 housing units at an average density of 2,023.7/sq mi (781.9/km²). The racial makeup of the CDP was 70.3% White, 61.6% Non Hispanic White, 2.2% African American, 0.3% Native American, 19.7% Asian, 4.8% from other races, and 2.7% from two or more races. Hispanic or Latino of any race were 14.5% of the population. There were 13,412 households, of which 35.7% had children under the age of 18 living with them. 63.1% were married couples living together, 10.8% had a female householder with no husband present, and 21.3% were non-families. 34.0% of all households were made up of individuals and 8.8% had someone living alone who was 65 years of age or older. The average household size was 3.09 and the average family size was 3.47. In the CDP, the population was spread out with 21.1% under the age of 18, 8.6% from 18 to 24, 25.3% from 25 to 44, 29.9% from 45 to 64, and 15.1% who were 65 years of age or older. The median age was 41.4 years. The median income for a household in the CDP was \$89,231, and the median income for a family was

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\$99,980.^[8] Males had a median income of \$52,112 versus \$46,278 for females. The per capita income for the CDP was \$50,283. About 2.4% of families and 3.7% of the population were below the poverty line, including 3.9% of those under age 18 and 4.3% of those age 65 or over.

A Little India has developed in Hicksville.^[9]

Public institutions

The area is served by the Hicksville Public Library, the Hicksville Post Office and the Hicksville School District. Hicksville School District encompasses Burns Avenue School, Dutch Lane School, East Street School, Fork Lane School, Lee Avenue School, Old Country Road School, Woodland School, Hicksville Middle School, and Hicksville High School.

1. [Hicksville: Bound Together by Railroad Ties - Newsday - Retrieved November 14, 2007](#)
2. [Jump up^ Ron Ziel and George H. Foster, Steel Rails to the Sunrise, ©1965](#)
3. [^ Jump up to:^a ^b "Record of Decision - DEC" \(PDF\). Mar 2005. Retrieved 9 Apr 2014.](#)
4. [Jump up^ "Hooker Chemical/Ruco Polymer EPA REGION 2" \(PDF\). Jun 1986. Retrieved 9 Apr 2014.](#)
5. [Jump up^ "Record of Decision RUCO Polymer Corp. \(Hooker Chemical\)" \(PDF\). Dec 2012. Retrieved 9 Apr 2014.](#)
6. [Jump up^ "US Gazetteer files: 2010, 2000, and 1990". United States Census Bureau. 2011-02-12. Retrieved 2011-04-23.](#)
7. [Jump up^ "2010 Demographic Profile Data". American FactFinder. Archived from the original on 2014-03-05. Retrieved 2012-01-19.](#)
8. [^ Jump up to:^a ^b Hicksville CDP, New York from American FactFinder](#)
9. [Jump up^ Alan Krawitz. "Hicksville: LI's LITTLE INDIA". Newsday. Retrieved December 25, 2014.](#)
10. [Jump up^ "American FactFinder". United States Census Bureau. Retrieved 2008-01-31](#)

Courtesy Wikipedia