

21 North Station Plaza, Great Neck



Restaurant Space Available

Building Size: 15,000 Sf
Avail Space: 1,900 Sf
Parking: Street

Lease Price: \$6,800/month
Zoned: Retail
Year Built: 1938

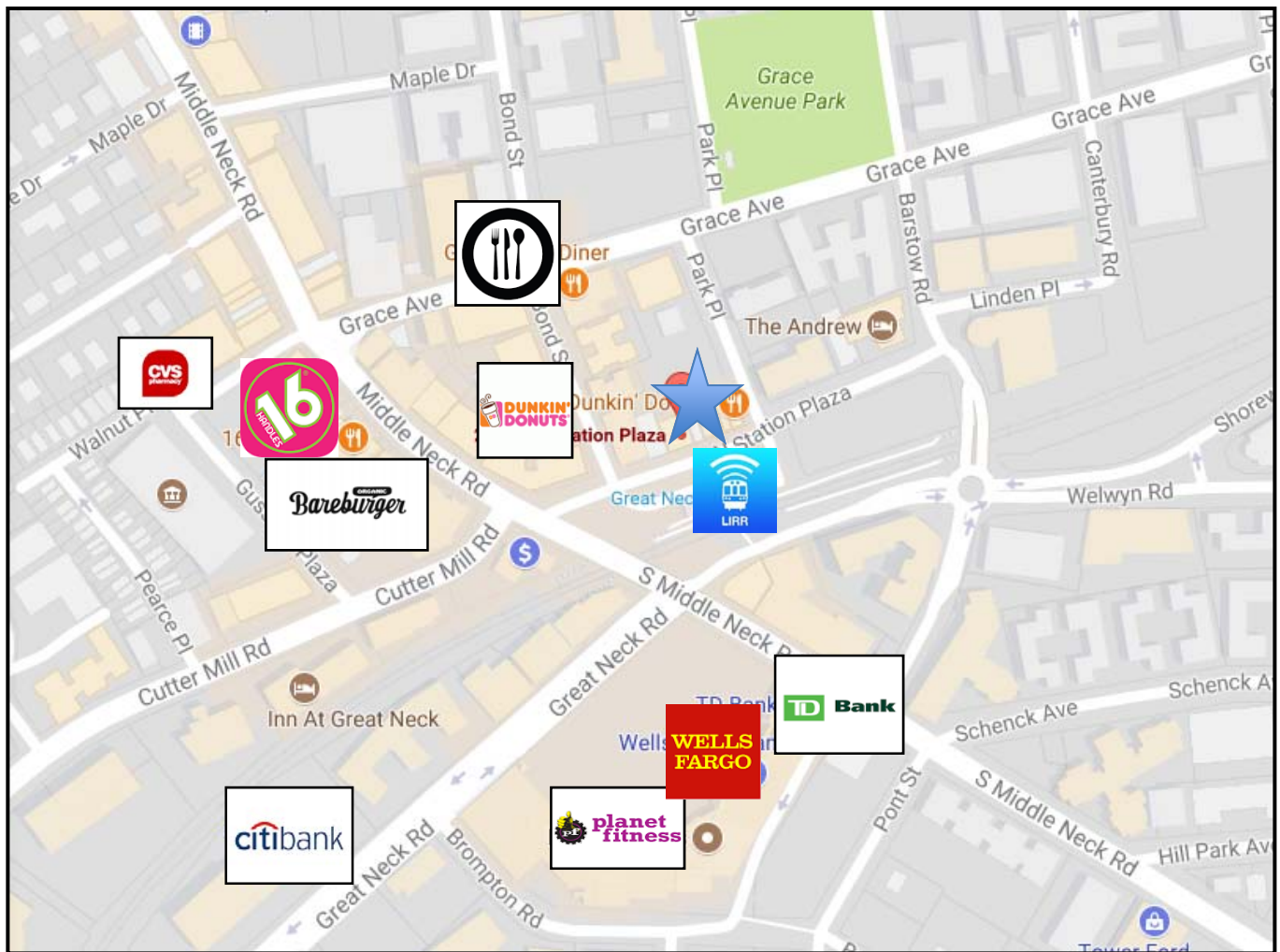
Comments: 1,900 Sf restaurant available for lease on heavily traveled North Station Plaza in the heart of Great Neck. Located in close proximity to the LIRR station and bus stops, next to bank, Dunkin Donuts, United Florist. Great demographics with lots of foot and car traffic. Can be combined with the vacant store next door for an extra 3,700 Sf. Call Rozita for a showing. It was used as an Italian Restaurant with bar, kitchen with hood, oven and stove. Walk in freezer box and refrigerator. Call Rozita for a showing

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COMMERCIAL

21 North Station Plaza, Great Neck



An enviable customer base



This is why we say, "Your best customers are here." The Great Neck peninsula contains a large, vibrant and diverse

community. Its residents are among the best educated and the most affluent on Long Island or in Nassau, America's 12th richest county.



POPULATION In 2010, there were 34,135 residents living on the Great Neck peninsula. Of them, 6,707 lived in the Plaza.



DIVERSITY The Village of Great Neck Plaza has a population that represents many cultures and includes 27.4% of residents who were born in other countries.



AFFLUENCE The median household income (HHI) for all of Great Neck in 2010 was \$117,167. Among the coveted group of families in the Plaza with kids under age 18, median income was \$113,750.



EDUCATION Some 95.1% of the Plaza's residents are high school graduates, and 57.8% have earned bachelor's and/or graduate or professional degrees.



REAL ESTATE VALUE Single-family homes in the Village of Great Neck Plaza through August 2012 sold for an average of \$909,138; the average price for a single-family home in the rest of the Great Neck peninsula was \$874,000.



POPULATION DENSITY The Plaza also contains about 90 apartment buildings, which house 92.2% of Village residents.

Sources: <http://quickfacts.census.gov>; <http://longisland.newsday.com/realestate>; http://www.zillow.com/homes/Great-Neck-Plaza-NY_rb/#homes/recently_sold/Great-Neck-Plaza-Great-Neck-NY/600000-price/2139-mp/407918-73.710494,40.780233-73.739634_rect/14_zm

Always looking forward



While treasuring its rich past, the Plaza focuses steadfastly on future opportunity. Here are some examples of recent initiatives designed to expand that opportunity.

New mixed-use zoning now permits residences to be built above retail establishments in

the Village. The zoning law changes are designed to promote flexibility for owners and developers while providing affordable workforce housing within walking distance of the Long Island Rail Road station.

A brand new 93-unit luxury residential rental apartment building contains 19 apartments set aside as affordable workforce housing. An additional multi-family residence is now in the planning stages.

Completion of five traffic initiatives designed to increase pedestrian and bicyclist safety, plus programs to beautify the streets and improve the appearance and comfort of the LIRR station.

Plans are in place for the entire downtown area to be Wi-Fi enabled. The Village of Great Neck Plaza is, indeed, at the forefront of progressive planning. Its residents, business owners, community groups, and elected officials are eager to welcome you, support your business, and help ensure your success in the years to come.

Join other successful business owners and executives

More than 250 retail stores and personal service businesses currently call the Plaza home. Retail businesses are largely located in two major areas of the Village:

THE DOWNTOWN AREA

245,000 square feet: A charming Main Street environment that consists mostly of small boutiques and shops, and which also includes many upscale restaurants.



THE GARDENS

195,000 square feet: A more traditional shopping center anchored by a Waldbaum's supermarket. The Gardens includes a large pharmacy, eat-in and take-out restaurants, banks, a fitness center, and one of the four branches of the Great Neck Public Library.

Here is how the 495,000 square feet of commercial tenant space in the Village are used today, which also suggests opportunities for tomorrow.

Grocery	10.7%	General merchandise/	
Pharmacy	8.5%	Electronics	7.8%
Personal services	9.4%	Apparel, Jewelry, Accessories	14.5%
Convenience	3.8%	Financial services	7.8%
Recreation & entertainment	13.5%	Furniture & fixtures	2.6%
Restaurants/Cafés	15.2%	Vacant	6.2%

RETAIL SALES AND WORKERS

Stores and personal services businesses in the Village generated \$149,018,000 in annual sales in 2007. Retail businesses employ more than 2,000 workers.

OFFICE BUILDINGS

Some 40 office buildings are located in the downtown area, providing space for the total of 2,398 firms in 2007.

DAY-TO-DAY WORKFORCE

More than 26,000 people work in the Village.

ACCOMMODATION AND FOOD SERVICE SALES

In 2007, the Plaza generated \$37,035,000 in sales related to neighborhood hotels, restaurants, and other eating establishments.

Sources: http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_10_5YR_S1903&prodType=table; <http://quickfacts.census.gov/qld/states/36/3630213.html>; <http://www.city-data.com/city/Great-Neck-New-York.html#ixzz23vHPYBdc>; <http://www.usa.com/great-neck-gardens-ny-population-and-races.htm>. Also, for an amazing list of household-name authors, actors, writers, and dignitaries who attended Great Neck schools see: www.gnalmn.org/famous.html; http://en.wikipedia.org/wiki/Great_Neck,_New_York.