

PRIME GREAT NECK RETAIL SPACES FOR LEASE

113-117 MIDDLE NECK ROAD, GREAT NECK, NY 11021



THREE PRIME RETAIL SPACES FOR LEASE
RESTAURANT • RETAIL • CORNER STOREFRONT

SPACE 1 – FULLY EQUIPPED RESTAURANT

113A MIDDLE NECK ROAD, GREAT NECK, NY 11021



EXECUTIVE SUMMARY

RARE OPPORTUNITY TO LEASE A FORMER RESTAURANT SPACE WITH AN EXISTING RESTAURANT SETUP IN DOWNTOWN GREAT NECK.

THE APPROXIMATELY 1,860 SF GROUND-FLOOR SPACE IS SUPPLEMENTED BY APPROXIMATELY 1,000 SF OF BASEMENT SPACE, PROVIDING SUBSTANTIAL ADDITIONAL AREA FOR STORAGE AND RESTAURANT OPERATIONS.

THE PREMISES WERE PREVIOUSLY OCCUPIED BY A RESTAURANT AND ARE EQUIPPED WITH AN EXISTING RESTAURANT SETUP, POTENTIALLY ALLOWING AN EXPERIENCED OPERATOR TO SIGNIFICANTLY REDUCE THE TIME AND EXPENSE ASSOCIATED WITH BUILDING A RESTAURANT LOCATION FROM SCRATCH.

ASKING RENT: \$8,500/MONTH

1ST FLOOR ~ 1,860 SF

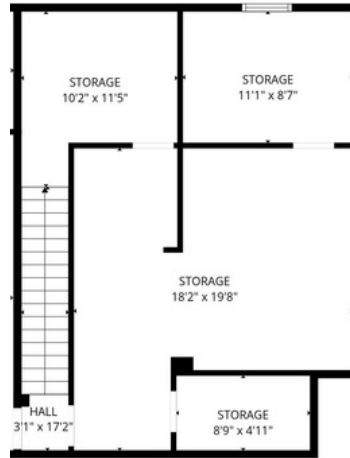
BASEMENT ~ 1,000 SF



Highlights

- APPROX. 1,860 SF GROUND FLOOR
- APPROX. 1,500 SF BASEMENT
- FORMER RESTAURANT
- EXISTING RESTAURANT EQUIPMENT/SETUP
- ESTABLISHED MIDDLE NECK ROAD LOCATION
- EXCELLENT STOREFRONT EXPOSURE
- CONVENIENT MUNICIPAL PARKING NEARBY
- CLOSE TO GREAT NECK LIRR STATION
- SURROUNDED BY RESTAURANTS, RETAILERS, SERVICES AND RESIDENTIAL POPULATION

THE PLAN



Ideal For:

**RESTAURANT, CAFÉ, BAKERY, DESSERT CONCEPT,
SPECIALTY FOOD, TAKEOUT, CATERING OR OTHER
FOOD-AND-BEVERAGE CONCEPTS, SUBJECT TO
APPLICABLE APPROVALS.**

SPACE 2 – BOUTIQUE RETAIL / SERVICE SPACE

117B MIDDLE NECK ROAD, GREAT NECK, NY 11021



EXECUTIVE SUMMARY

AFFORDABLE STOREFRONT OPPORTUNITY FOR A BUSINESS LOOKING TO ESTABLISH A PRESENCE IN DOWNTOWN GREAT NECK PLAZA.

THE APPROXIMATELY 770 SF GROUND-FLOOR RETAIL SPACE WAS PREVIOUSLY OCCUPIED BY A TAILOR SHOP AND OFFERS A PRACTICAL LAYOUT FOR A WIDE VARIETY OF BOUTIQUE RETAIL AND SERVICE-ORIENTED BUSINESSES.

ITS MANAGEABLE SIZE AND COMPETITIVE ASKING RENT MAKE THIS AN ATTRACTIVE OPPORTUNITY FOR AN INDEPENDENT OPERATOR, PROFESSIONAL SERVICE BUSINESS OR SPECIALTY RETAILER.

ASKING RENT: \$3,000/MONTH

1ST FLOOR

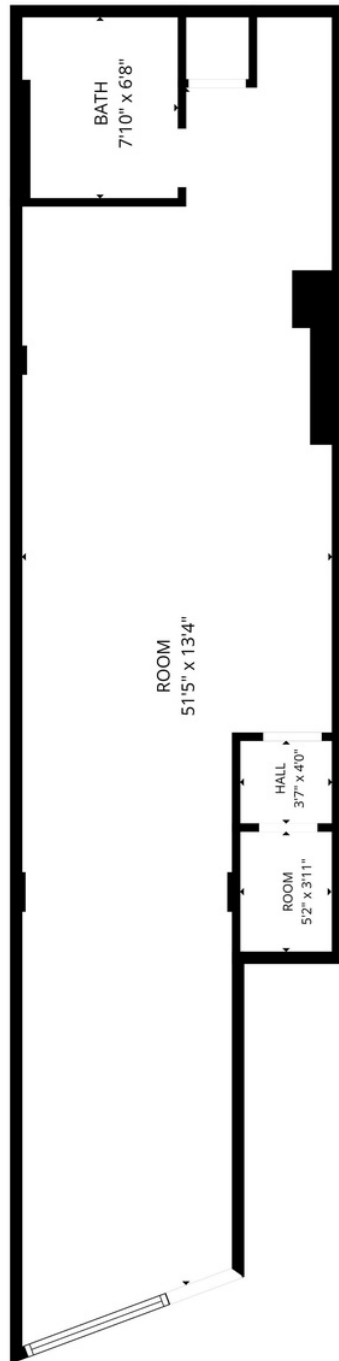
~ 770 SF



Highlights

- APPROX. 770 SF
- GROUND-FLOOR STOREFRONT
- FORMER TAILOR SHOP
- NO BASEMENT
- MIDDLE NECK ROAD EXPOSURE
- DOWNTOWN GREAT NECK PLAZA LOCATION
- CONVENIENT ACCESS TO MUNICIPAL PARKING
- CLOSE TO GREAT NECK LIRR
- EXCELLENT OPPORTUNITY FOR A SMALLER-FORMAT BUSINESS

THE PLAN



Ideal For:

BOUTIQUE, TAILOR/ALTERATIONS, SALON, BEAUTY SERVICES, SPECIALTY RETAIL, JEWELRY, SHOWROOM, PROFESSIONAL SERVICE, STUDIO OR SIMILAR USE

SPACE 3 – LARGE CORNER RETAIL

117A MIDDLE NECK ROAD, GREAT NECK, NY 11021



EXECUTIVE SUMMARY

OUTSTANDING OPPORTUNITY TO OCCUPY A HIGH-VISIBILITY CORNER RETAIL LOCATION ALONG MIDDLE NECK ROAD.

OFFERING APPROXIMATELY 3,000 SF OF RETAIL SPACE, THIS PROMINENT STOREFRONT PROVIDES THE SIZE, VISIBILITY AND FLEXIBILITY REQUIRED BY A WIDE RANGE OF RETAIL, SHOWROOM AND SERVICE CONCEPTS.

THE CORNER POSITIONING AND SUBSTANTIAL STOREFRONT PRESENCE CREATE EXCELLENT BRANDING AND SIGNAGE POTENTIAL FOR AN OPERATOR SEEKING A FLAGSHIP-STYLE LOCATION IN GREAT NECK.

ASKING RENT: \$12,000/MONTH

1ST FLOOR ~ 3,000 SF

BASEMENT ~ 1,000 SF

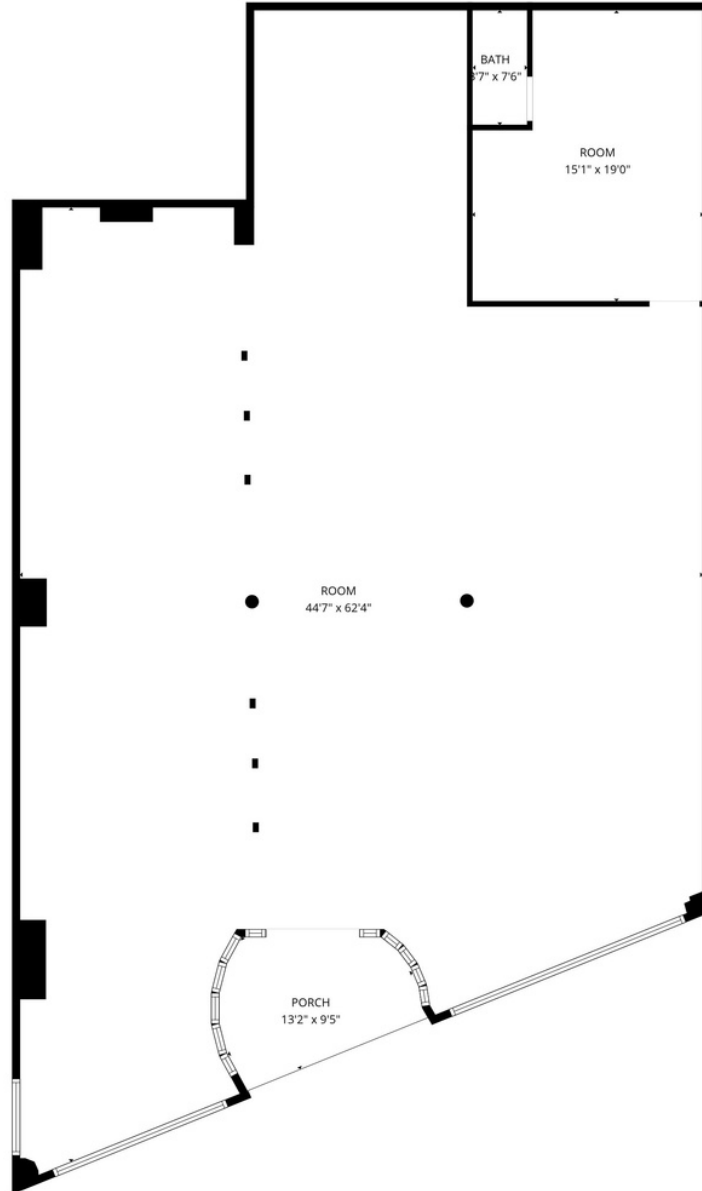


Highlights

- APPROX. 3,000 SF
- PROMINENT CORNER STOREFRONT
- EXCELLENT VISIBILITY
- LARGE RETAIL FOOTPRINT
- STRONG BRANDING/SIGNAGE POTENTIAL

- FLEXIBLE OPEN RETAIL CONFIGURATION
- MIDDLE NECK ROAD FRONTAGE
- CONVENIENT MUNICIPAL PARKING
- CLOSE TO GREAT NECK LIRR STATION
- STRONG DOWNTOWN GREAT NECK LOCATION

THE PLAN



Ideal For:

**SPECIALTY MARKET, FURNITURE/HOME DESIGN
SHOWROOM, FITNESS/WELLNESS, MEDICAL OR
PROFESSIONAL USE, FASHION RETAILER,
CHILDREN'S CONCEPT, EDUCATION CENTER,
SHOWROOM, SERVICE RETAIL OR OTHER
COMMERCIAL USES**

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PRIME GREAT NECK RETAIL SPACES



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