

# FREESTANDING GROCERY & RETAIL OPPORTUNITY

24,000 SF (Divisible) Retail/Supermarket Opportunity /Affluent North Shore Area

41 Forest Ave, Glen Cove, NY 11542



[WWW.GWDEVELOPMENTINC.COM](http://WWW.GWDEVELOPMENTINC.COM)



BRUCE WALLER

516-768-0598

[BRUCE@GWDEVELOPMENTINC.COM](mailto:BRUCE@GWDEVELOPMENTINC.COM)

ANDREW KRISS

917-929-1835

[ANDREW@GWDEVELOPMENTINC.COM](mailto:ANDREW@GWDEVELOPMENTINC.COM)

## **PROPERTY SUMMARY**

- FREESTANDING 24,000 SF BUILDING (10,770 SF GROUND + 2,570 SF MEZZANINE + 10,770 SF LOWER LEVEL)
- □1.9 ACRE SITE | 241 FEET OF FRONTAGE | HIGH TRAFFIC VISIBILITY
- 241 FEET OF FRONTAGE ON A PRIMARY GLEN COVE RETAIL CORRIDOR
- STRONG CO-TENANCY INCLUDING NATIONAL RETAIL BRANDS NEARBY
- IDEAL FOR SPECIALTY GROCERS, ORGANIC MARKETS, OR FRESH FOOD RETAILERS
- DENSE NORTH SHORE RESIDENTIAL TRADE AREA WITH STRONG HOUSEHOLD INCOMES
- ADJACENT TO ROBERT M. FINLEY MIDDLE SCHOOL AND HARBOR CHILD CARE
- AMPLE PARKING + OUTDOOR PLAY AREA POTENTIAL
- IDEAL FOR SUPERMARKET/GOURMET MARKET
- DRONE VIDEO: [HTTPS://VIMEO.COM/1011089449](https://vimeo.com/1011089449)
- HIGHLY AFFLUENT NORTH SHORE AREA WITH STRONG EDUCATION VALUES
- SYNERGY WITH ADJACENT EDUCATION USES

An aerial photograph of a school campus. On the left is a large, modern school building with a grey and brown facade. To its right is a parking lot filled with cars. Further right is a smaller, single-story building with a red and white facade. A yellow line traces a path around the parking lot and the smaller building, indicating a specific area of interest. The background shows residential houses and a large green field.

**GLEN COVE MIDDLE SCHOOL**

**HARBOR CHILD CARE**

**RETAIL/MARKET OPPORTUNITY**



**ACE Hardware**  
**RITE AID**  
**petco**  
**STOP & SHOP**

**Key Food**

**King Kullen**

**True Value**

**LOCUST VALLEY STATION**  
Over 10,000 Weekday Riders

**CVS pharmacy**

**GLEN COVE HOSPITAL**

**GLEN COVE STATION**  
Over 10,000 Weekday Riders

**PET SMART**

**Staples**

**AMC**

**CVS pharmacy**  
**DOLLAR TREE**

**GARVIES POINT MASTER DEVELOPMENT**  
4 MINUTES 1.2 MILES

**GLEN COVE**

**True Value**

**Bravo**

**GLEN STREET STATION**  
Over 10,000 Weekday Riders

**Sea Cliff**

**Sea Cliff Station**

**SEA CLIFF STATION**  
Over 10,000 Weekday Riders

**Sea Cliff**

**CVS**

**Matinecock**

**Chicken Valley Road**

**107**

# CONTACT

# GW DEVELOPMENT INC



[WWW.GWDEVELOPMENTINC.COM](http://WWW.GWDEVELOPMENTINC.COM)

BRUCE WALLER  
516-621-9200 / 516-768-0598  
[BRUCE@GWDEVELOPMENTINC.COM](mailto:BRUCE@GWDEVELOPMENTINC.COM)

ANDREW KRISS  
917-929-1835  
[ANDREW@GWDEVELOPMENTINC.COM](mailto:ANDREW@GWDEVELOPMENTINC.COM)

Client Testimonial

Property