



380 Northern Blvd

Great Neck, NY 11021



**Unmatched Development
Opportunity For Sale**

\$5,500,000

For More Information:

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 **Douglas Elliman**
Commercial

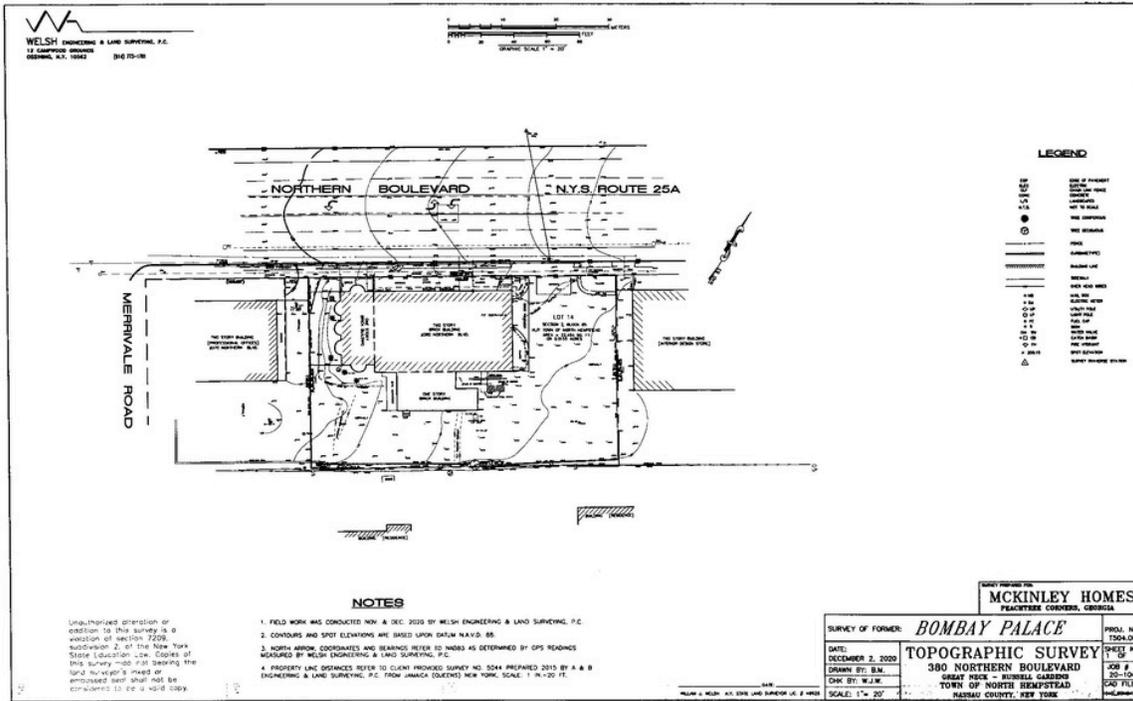
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Survey



Building Size	23,013 SF
Acre Lot	0.52 Acres
Lot Square footage	22,608
Parcel ID	2289-02-085-00-0014-0
Legal Description	LOTS 14,16,28,30-31
Taxes	\$98,843.87



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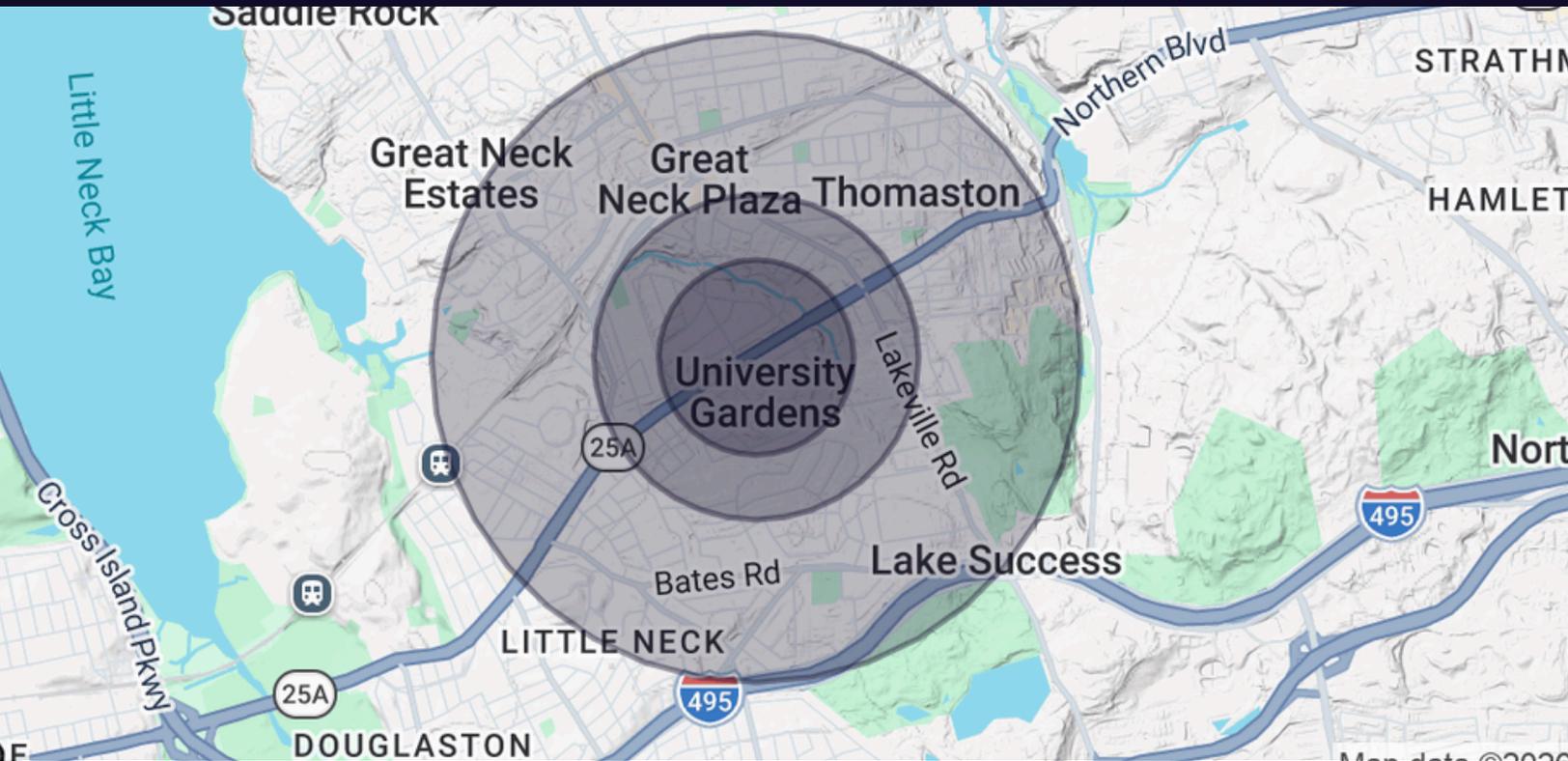
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Population	0.3 Miles	0.5 Miles	1 Mile
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Total Population	933	6,358	23,871
Average Age	43	45	46
Average Age (Male)	41	43	44
Average Age (Female)	44	46	48

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Great Neck, NY 11021

An extremely rare offering — the only available development site on one of Great Neck's busiest, highest-traffic commercial corridors. With unmatched visibility, constant vehicular and pedestrian flow, and immediate access to surrounding retail, dining, and residential neighborhoods, this site represents a once-in-a-generation opportunity. In a market defined by long-term ownership and near-zero vacancy, opportunities of this caliber simply do not come to market. Ideal for investors, developers, or end users seeking a premier footprint in one of Long Island's most supply-constrained and affluent trade areas.

Market Reality:

Great Neck has limited land, high barriers to entry, and relentless demand. Once developed, replacement cost and scarcity support long-term appreciation and downside protection.

Google Maps

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Zoning Overview

Prime development opportunity with potential for a variety of commercial and community facility uses, including **office buildings, banking facilities, schools, senior or child daycare facilities, houses of worship,** and similar institutional or professional uses, subject to municipal approvals.

This site offers significant development potential for investors, end users, or developers seeking a well-located property suitable for future construction or redevelopment.

All proposed uses, density, building size, parking requirements, and approvals are subject to **zoning regulations, site plan approval, and possible variances**. None of the uses described are guaranteed. Prospective purchasers are advised to independently verify all zoning, permitted uses, building requirements, and development potential with the appropriate municipal authorities. All information is deemed reliable but not guaranteed and must be confirmed by the purchaser and their professionals.

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Development Potential



Conceptual drawings available for a ~6,900 SF car dealership above . The property allows for multiple high-performing commercial uses, including:

- Car Dealership
 - Car wash
 - Retail Development
 - Office Buildings
 - Restaurant
 - Mixed-Used Commercial
- (Subject to zoning and municipal approvals)

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Development Potential



**Complete Blueprint Drawings Are Available Upon Request
Please Contact Us for Details**

Conceptual drawings available for a ~6,900 SF Office/Medical Building above .

Investor Upside:

- Strong rent-per-SF potential driven by location and traffic
- Ability to achieve attractive stabilized cap rates in a supply-constrained Great Neck market
- Ideal value-add play: develop → lease → stabilize → hold or exit
- Excellent fit for owner-user seeking income-producing upside

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