



SIZE

Ground Floor - 1,165sf
+ Full Basement

RENT

Upon Request

TERM

Negotiable

AVAILABILITY

Immediate

DIMENSIONS

Approximately 63' (depth) x
18.5' (frontage)

PARKING

155+ parking spots

FORMER TENANT

Cheaper Peepers

TRAFFIC COUNTS

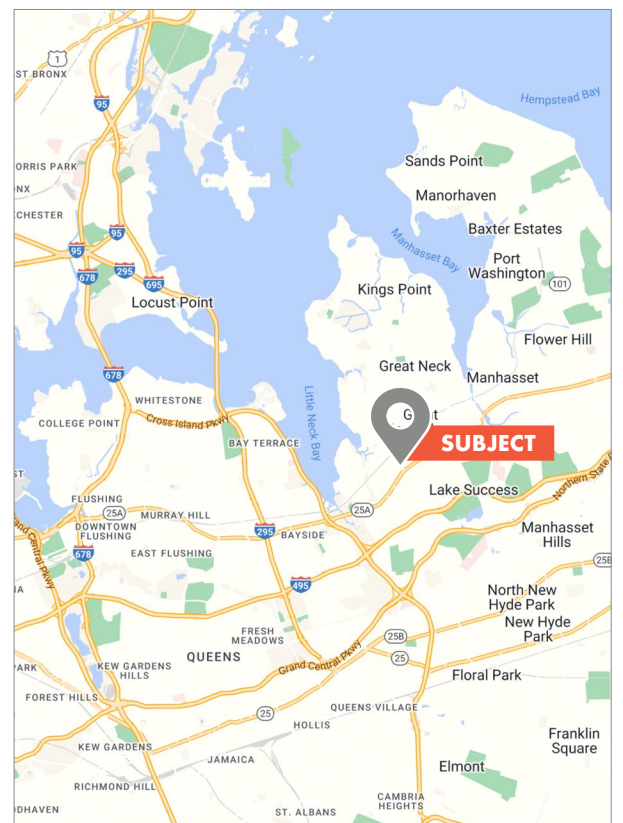
Over 20,000+ cars daily

NEIGHBORING TENANTS

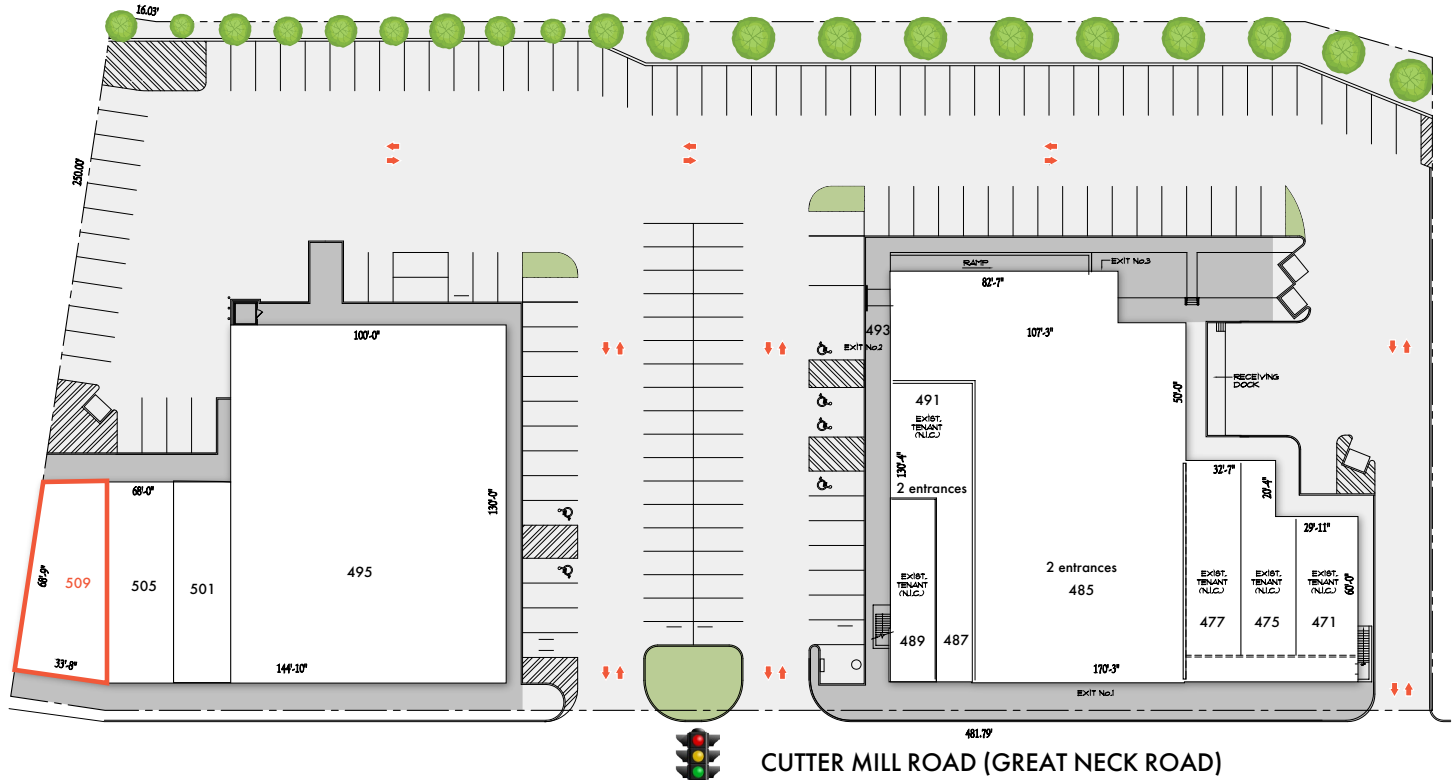
H-Mart Supermarket, T-Mobile, Starbucks, NYU Langone, Great Neck Library, Peter Luger Steak House, H-Plaza Shopping Mall and AT&T

FEATURES

- Recently renovated Shopping Center with brand new facade, awnings, storefront and architectural details
- Large tenant pylon sign visible from Northern Blvd.
- Location offers front/rear access
- Prime retail shopping center with high traffic counts
- Incredible visibility and exposure
- Parking light at Northern Blvd. and Great Neck Rd.
- Additional wall signage on western side of center

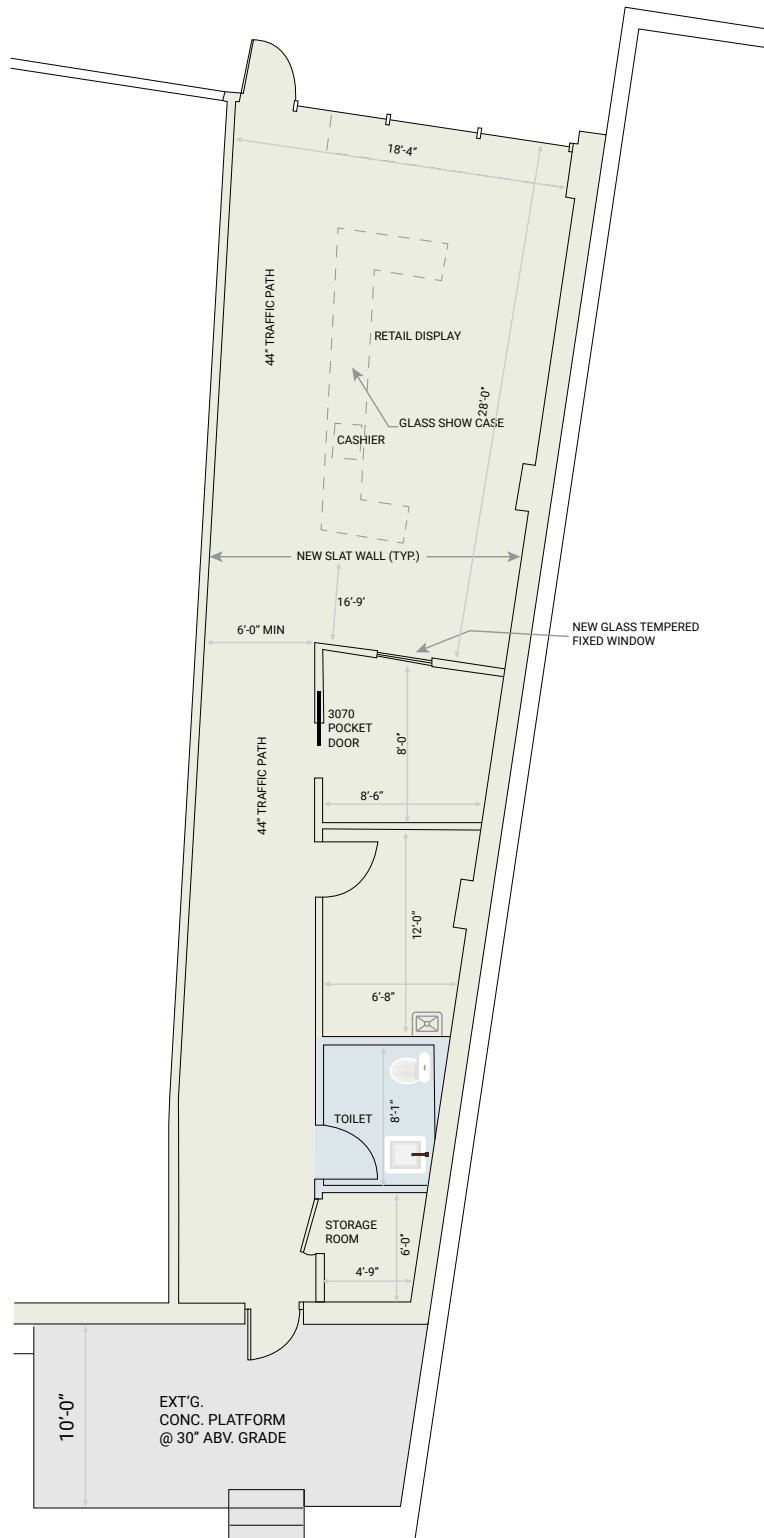


SITE PLAN

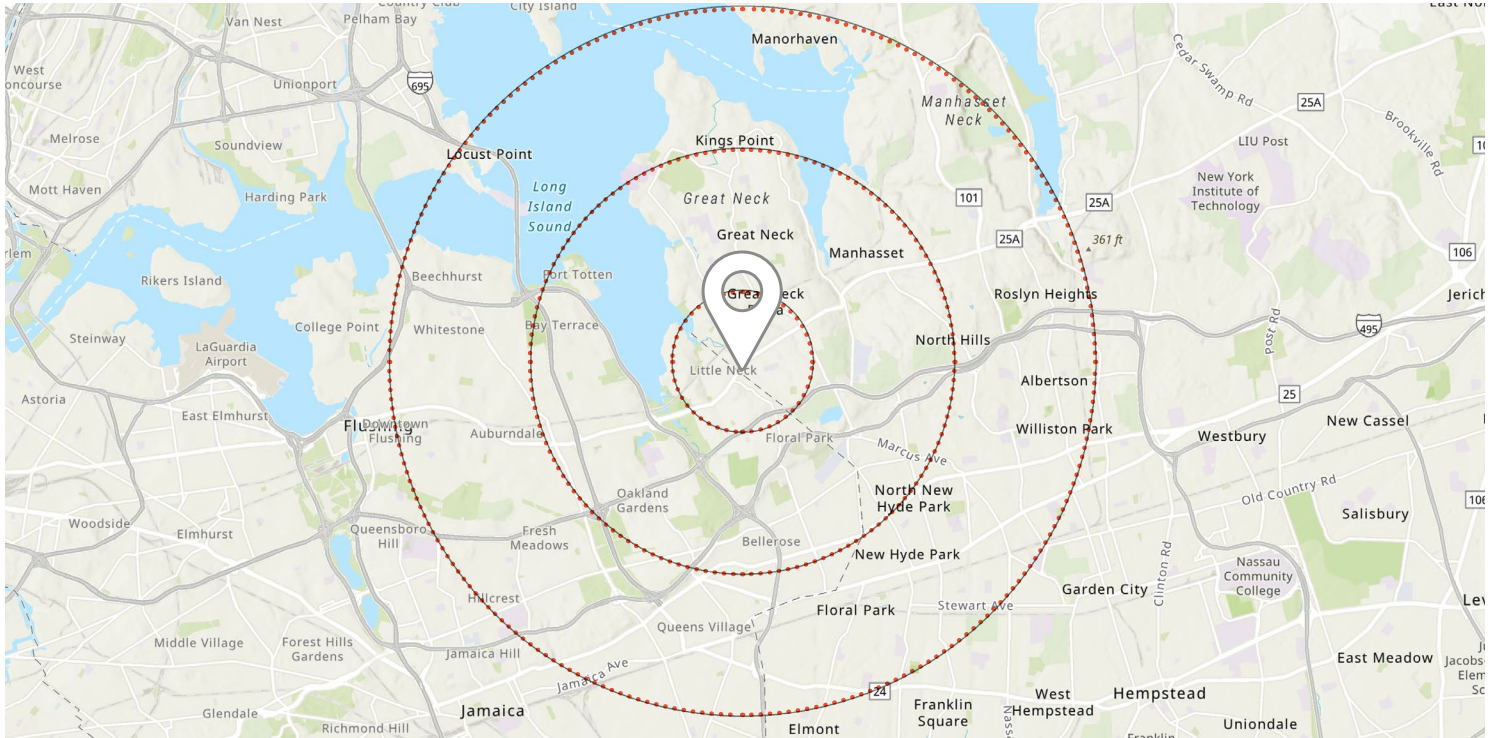


Address	TENANT
471	High Spirits Liquor
475	Great Neck Library
477	Kendo Martial Arts
485/493	H-Plaza
487	Great Bagel Corp.
489	Kinetic Physical Therapy
495	H-Mart Supermarket
501	Sobol (coming soon)
505	T-Mobile
509	Vacant

FLOOR PLAN



DEMOGRAPHICS



2024 SUMMARY	1 - MILE	3 - MILE	5- MILE
Population	26,153	200,402	693,035
Households	10,187	75,467	242,029
Families	6,816	51,070	173,868
Average Household Size	2.54	2.61	2.82
Median Age	47.4	46.2	44.3
Median Household Income	\$119,960	\$110,539	\$102,433
Average Household Income	\$169,644	\$154,679	\$144,189

2029 SUMMARY	1 - MILE	3 - MILE	5- MILE
Population	26,205	199,477	690,929
Households	10,169	74,881	240,576
Families	6,794	50,640	172,697
Average Household Size	2.55	2.62	2.82
Median Age	48.4	47.2	45.3
Median Household Income	\$133,684	\$122,323	\$113,460
Average Household Income	\$189,573	\$173,715	\$162,617

KEY FACTS - 5 MILES

693,035 POPULATION **44.3** MEDIAN AGE **2.8** AVG. HH SIZE

BUSINESSES - 5 MILES

23,103 TOTAL BUSINESSES **253,718** TOTAL EMPLOYEES

INCOME - 5 MILES

\$144,189 AVERAGE HH INCOME **\$50,386** PER CAPITA INCOME **\$348,537** MEDIAN NET WORTH

RETAIL MAP

