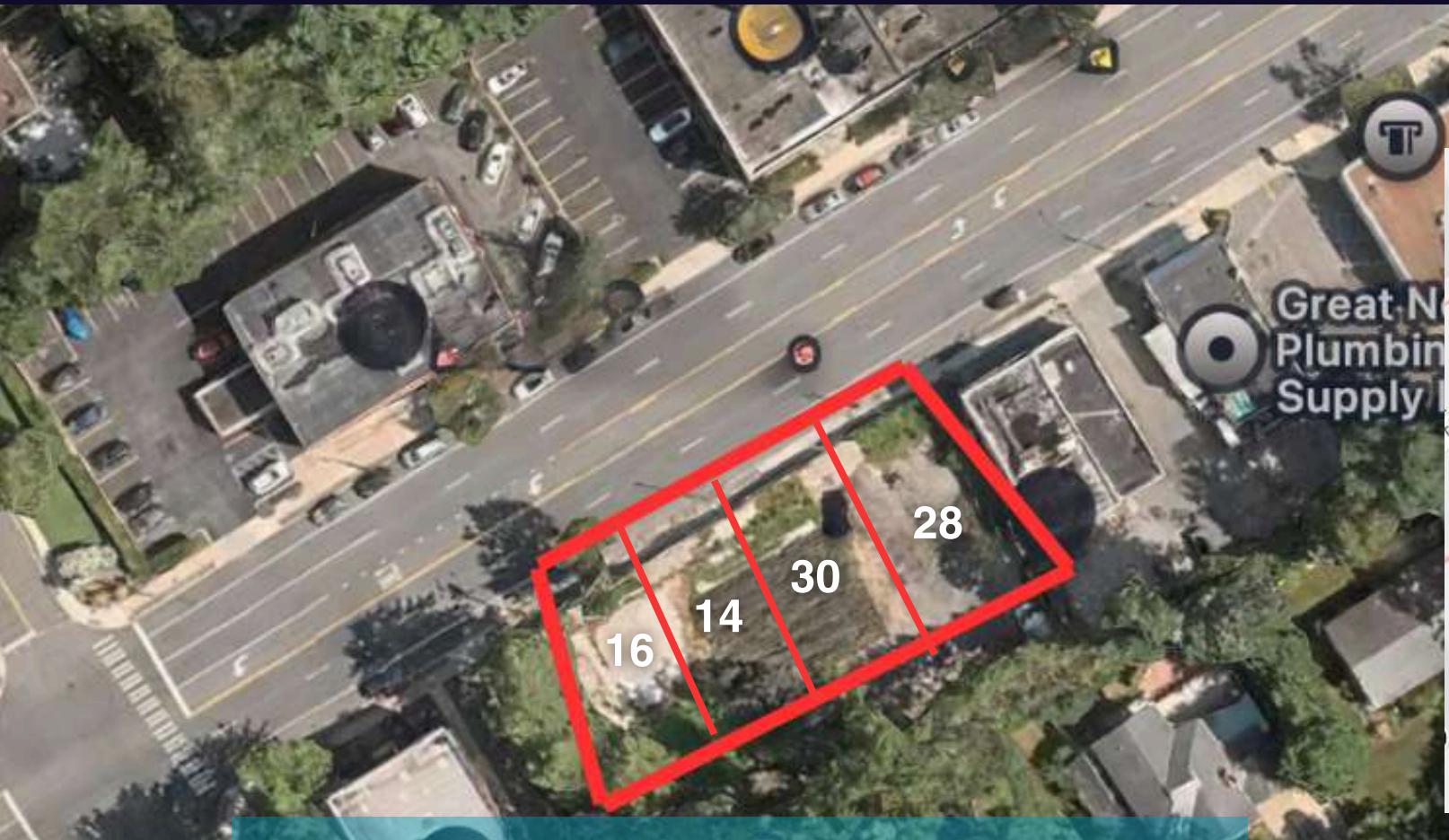




380 Northern Blvd

Great Neck, NY 11021



**Unmatched Development
Opportunity For Sale**

\$5,500,000

For More Information:

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Commercial

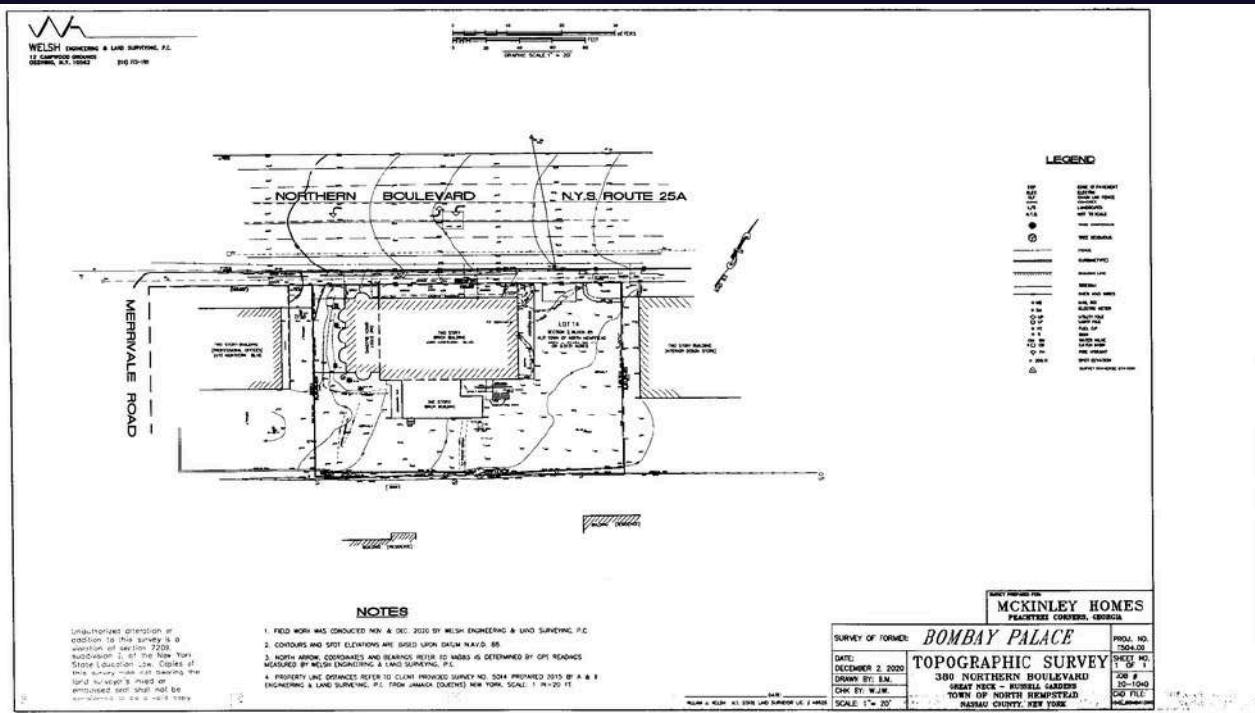
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Survey



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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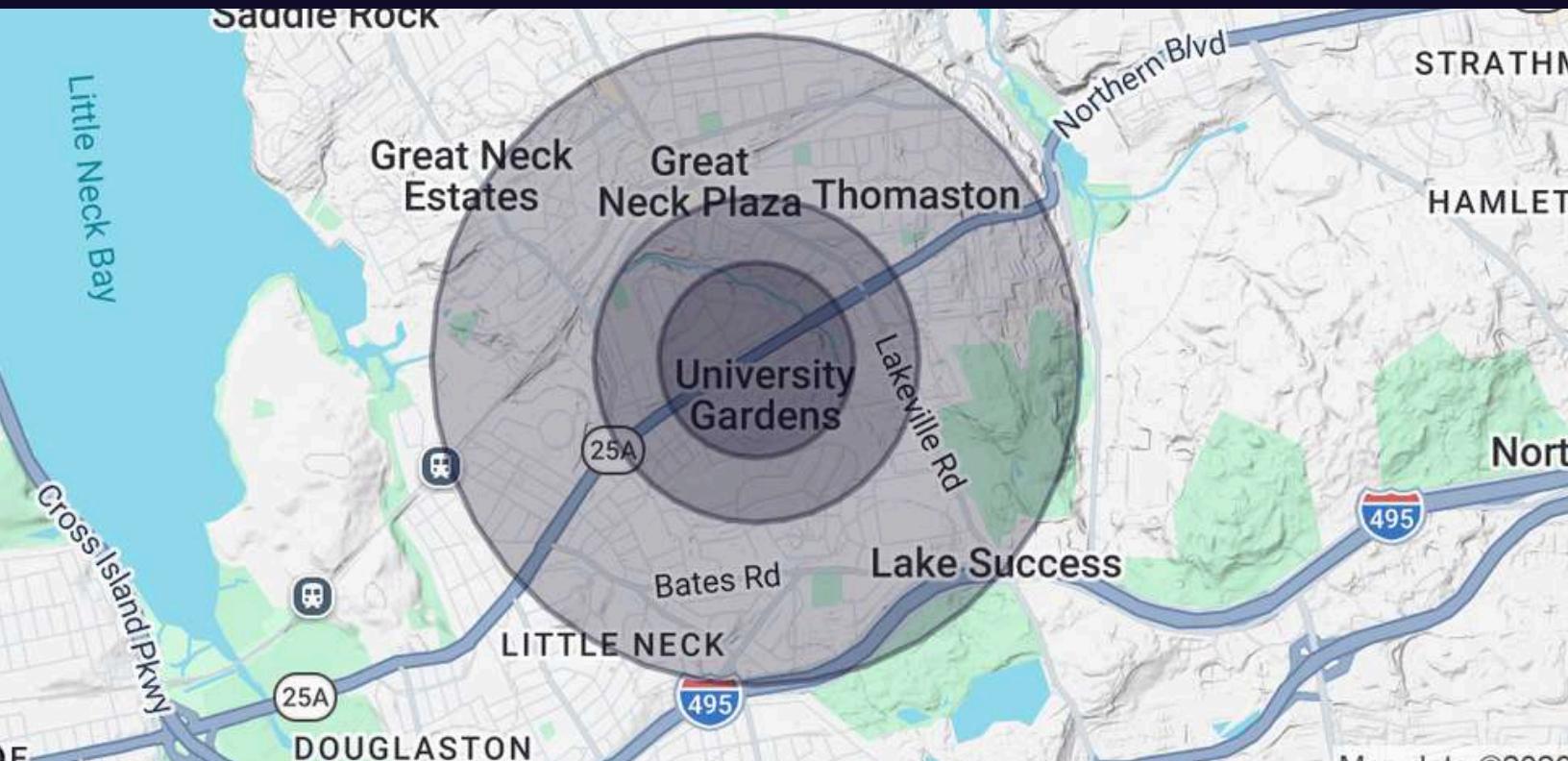
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Unmatched Development Opportunity For Sale



Great Neck, NY 11021



Population

0.3 Miles

0.5 Miles

1 Mile

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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Unmatched Development Opportunity For Sale



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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Unmatched Development Opportunity For Sale



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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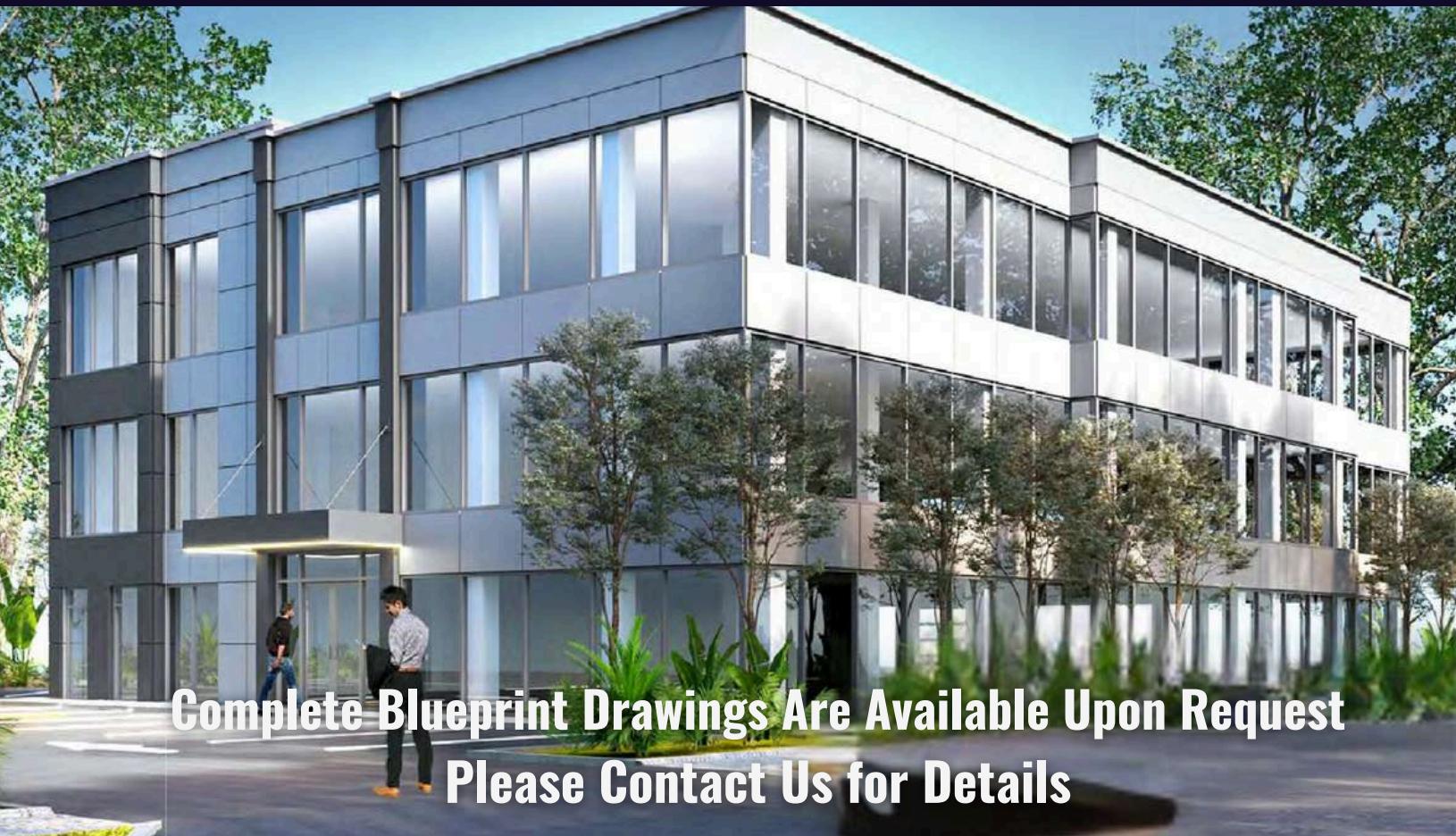
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Unmatched Development Opportunity For Sale



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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