

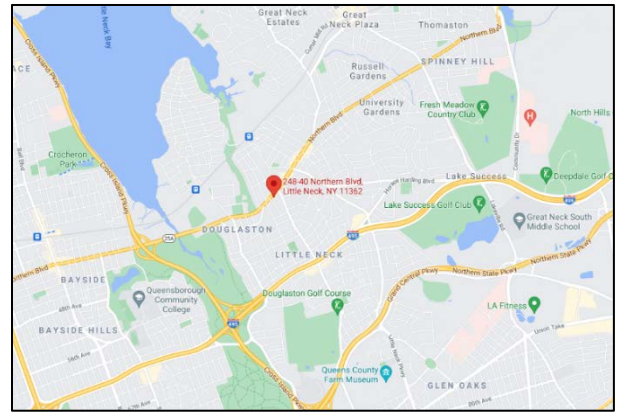
# 248-40 Northern Blvd

Little Neck, NY



# Douglaston-Little Neck: For Lease – 5,616 SF 2-Story Former Bank Building

**248-40 Northern Blvd  
Little Neck, NY 11362**



**Description**

This lease opportunity is for a 2-story former bank branch located in the Douglaston-Little Neck neighborhoods of Queens. The building is 5,616 square feet consisting of one former branch unit. The ground floor is 2,940 square feet and the full basement is 2,676 square feet. The unit was occupied by Capital One. The property features 13 parking spaces. There is 100 feet of frontage on Northern Boulevard, a prime location in Little Neck. This lease opportunity is not only limited to use of banking, but can be used for restaurants, retail, commercial space, art gallery, medical building, life sciences and biotech, startup office space, law firm space, and loft space. The property is highly visible and located across the street from a 2-story retail center consisting of over 15 retail stores, to the right there is another 2-story retail center consisting of over 10 retail stores. This property is also adjacent and in front of a 36,400 square foot Stop and Shop. Located between Marathon Parkway and Zion Street, and intersects with 249<sup>th</sup> Street, this property is only minutes away from restaurants, shops, markets, schools, country clubs and golf courses, Queensborough Community College, Cross Island Parkway, Grand Central Parkway, and the Little Neck Long Island Railroad Station.

**Address**

**248-40 Northern Blvd**

**Block/ Lot**

1430-6

**Building Size**

5,616 SF

Ground Floor - 2,940 SF | Full Basement – 2,676 SF

**Lot Size**

10,000 SF | 100ft x 100ft

**Zoning**

C1-2 / R3-1

**Frontage**

~100 FT on Northern Blvd

**Units**

1 Unit | Former Bank Branch

**Parking**

13 Parking Spaces

**Notes**

Full Basement | Floor Plans Can Be Provided.

This lease opportunity is not only limited to use of bank, but can be used for restaurants, retail, commercial space, art gallery, medical building, life sciences and biotech, startup office space, law firm space, and loft space.

This property is highly visible and located across the street from a 2-story retail strip center consisting of over 15 retail stores, to the right there is another 2-story retail center consisting of over 10 retail stores. The property is also adjacent and in front of a 36,400 SF Stop & Shop.

**Location Notes**

38,288 Vehicles Per Day On Northern Boulevard in Little Neck.

**Traffic Count**

**Occupancy**

Delivered Vacant

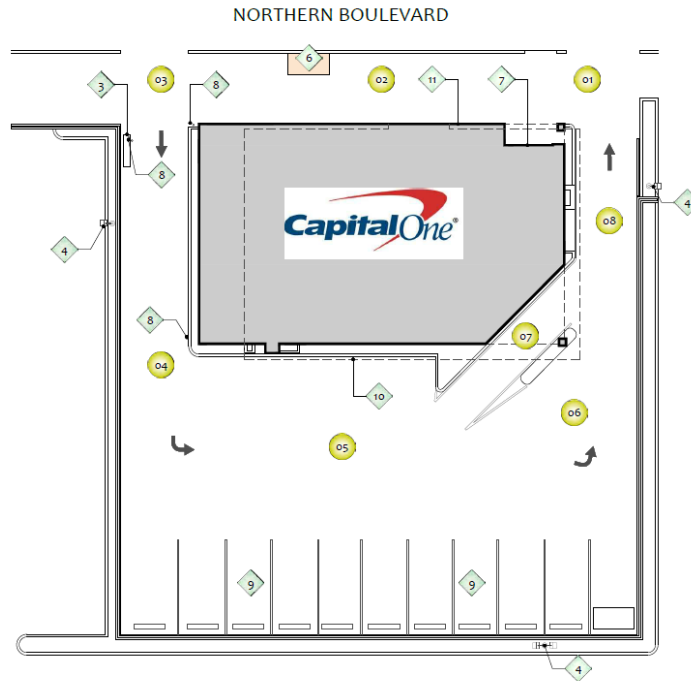
**Real Estate Taxes**

\$62,368

**Price**

**Please Inquire For Lease**

# Site Plan



- ◊ ADA PARKING STALL
- ◊ ADA PARKING SIGN
- ◊ PYLON / MONUMENT SIGN
- ◊ LAMP STANDARD
- ◊ WALK-UP ATM
- ◊ LANDSCAPE AREA
- ◊ MAIN ENTRANCE
- ◊ BOLLARDS, TYP.
- ◊ PARKING AREA
- ◊ CANOPY / AWNING / OVERHANG
- ◊ BUILDING OUTLINE
- ◊ POWER DROP

- ⊞ ELECTRIC METER
- ⊞ WATER METER
- ⊞ GAS METER
- ⊞ TRANSFORMER
- ⊞ HVAC UNIT

PARKING STALL SCHEDULE	
PARKING STALL TYPE	QUANTITY
STANDARD PARKING	10
ADA PARKING	0
ADA VAN ACCESSIBLE	0
<b>TOTAL</b>	<b>10</b>

N

10' 20' 30'

SCALE: 1/16" = 1'-0"

- 01 360 Vantage Point
- 01 Still Image
- 01 Red Flag Notification  
ADA ISSUES ONLY

CLIENT:

**Capital One**

1600 Capital One Drive  
Molten, VA 22103  
703-720-2200  
www.capitalone.com

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1st Fl. (B1) (B2) (B3) (B4) (B5) (B6) (B7) (B8) (B9) (B10) (B11) (B12) (B13) (B14) (B15) (B16) (B17) (B18) (B19) (B20) (B21) (B22) (B23) (B24) (B25) (B26) (B27) (B28) (B29) (B30) (B31) (B32) (B33) (B34) (B35) (B36) (B37) (B38) (B39) (B40) (B41) (B42) (B43) (B44) (B45) (B46) (B47) (B48) (B49) (B50) (B51) (B52) (B53) (B54) (B55) (B56) (B57) (B58) (B59) (B60) (B61) (B62) (B63) (B64) (B65) (B66) (B67) (B68) (B69) (B70) (B71) (B72) (B73) (B74) (B75) (B76) (B77) (B78) (B79) (B80) (B81) (B82) (B83) (B84) (B85) (B86) (B87) (B88) (B89) (B90) (B91) (B92) (B93) (B94) (B95) (B96) (B97) (B98) (B99) (B100)

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PROJECT NAME:  
**Little Neck**

LOCATION CODE:  
**46436**

PROJECT ADDRESS:  
**248-40 Northern Blvd  
Little Neck  
NY 11362**

FIELD SURVEYOR:  
**T. Rasoul**

PROJECT DIRECTOR:  
**DE Woo**

CHECKED BY:  
**F. Gomez**

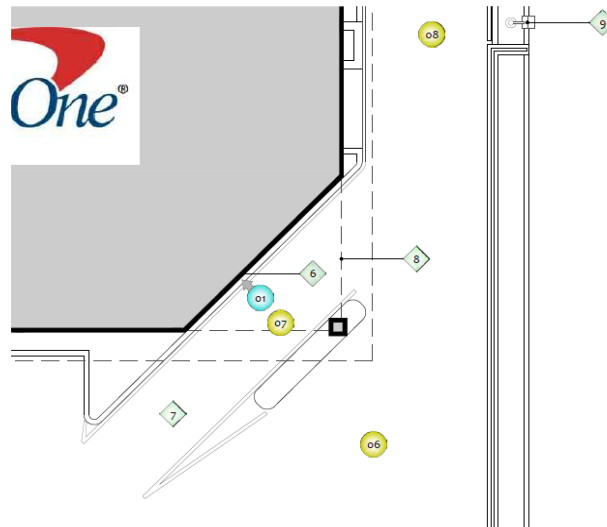
DATE COMPLETED:  
**11-29-2016**

PROJECT NUMBER:  
**16094-150**

SHEET:  
**SP01**

DRAWING NUMBER: 02 OF 15

DRAWING NAME:  
**SITE PLAN**



- ◊ DRIVE-THRU ATM
- ◊ PNEUMATIC TUBE
- ◊ BOLLARD, TYP.
- ◊ NIGHT DEPOSITORY
- ◊ FORMS BOX
- ◊ DRIVE-THRU DEALER DRAWER
- ◊ DRIVE-THRU LANE, TYP.
- ◊ DRIVE-THRU CANOPY
- ◊ LAMP STANDARD

N

5' 10' 15'

SCALE: 1/8" = 1'-0"

- 01 360 Vantage Point
- 01 Still Image
- 01 Red Flag Notification  
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CHECKED BY:  
**F. Gomez**

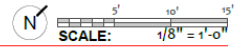
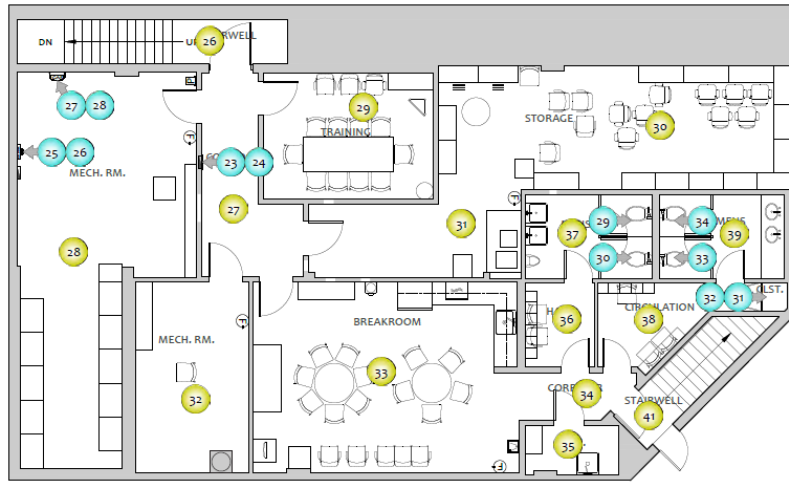
DATE COMPLETED:  
**11-29-2016**

PROJECT NUMBER:  
**16094-150**

SHEET:  
**SP02**

DRAWING NUMBER: 03 OF 15

DRAWING NAME:  
**DRIVE THRU PLAN**



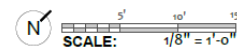
- 360 Vantage Point
- Still Image
- Red Flag Notification  
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CLIENT:  
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LOCATION CODE:	46436
PROJECT ADDRESS:	248-40 Northern Blvd Little Neck NY 11362
FIELD SURVEYOR:	T. Rasoul
PROJECT DIRECTOR:	DE Woo
CHECKED BY:	F. Gomez
DATE COMPLETED:	11-29-2016
PROJECT NUMBER:	16094-150
SHEET:	A001
DRAWING NUMBER:	04
OF:	15
DRAWING NAME:	BSMT 360 PHOTO PLAN



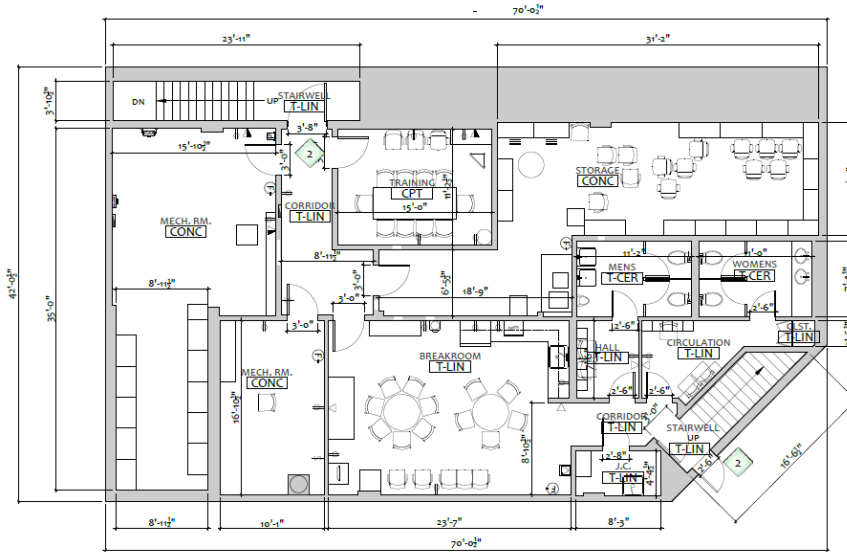
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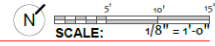
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LOCATION CODE:	46436
PROJECT ADDRESS:	248-40 Northern Blvd Little Neck NY 11362
FIELD SURVEYOR:	T. Rasoul
PROJECT DIRECTOR:	DE Woo
CHECKED BY:	F. Gomez
DATE COMPLETED:	11-29-2016
PROJECT NUMBER:	16094-150
SHEET:	A001.1
DRAWING NUMBER:	05
OF:	15
DRAWING NAME:	1st FLR 360 PHOTO PLAN



FLOOR GROSS SF: 2,830



1 MAIN ENTRANCE	CPT CARPET	DUPLX OUTLET	DATA - FLOOR	SEC. CONT'L. PANEL	CT COOLING TOWER	1 EXTERIOR ELEVATION
2 EMERGENCY / ALARMED EXIT DOOR	T-CER CERAMIC TILE	QUAD PLEX OUTLET	DATA / TELE - FLOOR	FIRE EXTINGUISHER	B BOILER	2 EXTERIOR ELEVATION
	WOOD WOOD	DATA OUTLET	ELEC PANEL - SURFACE	FIRE PULL STATION	F FURNACE	3 INTERIOR ELEVATIONS
	T-LIN LINOLEUM TILE	DATA / TELE	ELEC PANEL - RECESSED	FIRE DEPT CONT'L. PANEL	H HEAT PUMP	
	MAT MAT	TELEPHONE	CARD SWIPE/READER	FSV FIRE SPRINKLER VALVE	S SUMP PUMP	
	S-LIN SHEET LINOLEUM	DUPLX - FLOOR	KEYPAD LOCK	TV MONITOR	HVAC	
	CONC CONCRETE	QUADPLEX - FLOOR	THERMOSTAT	AUDIO/VISUAL OUTLET		

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 Hill (Boj) The Cloud tel: 0 (44) 458-4444

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**Little Neck**  
 LOCATION CODE:  
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**248-40 Northern Blvd  
 Little Neck  
 NY 11362**

FIELD SURVEYOR:  
**T. Rasoul**  
 PROJECT DIRECTOR:  
**DE Woo**  
 CHECKED BY:  
**F. Gomez**  
 DATE COMPLETED:  
**11-29-2016**

PROJECT NUMBER:  
**16094-150**  
 SHEET:  
**A002**  
 DRAWING NUMBER: OF  
**06 15**  
 DRAWING NAME:  
**BSMT FLOOR PLAN**

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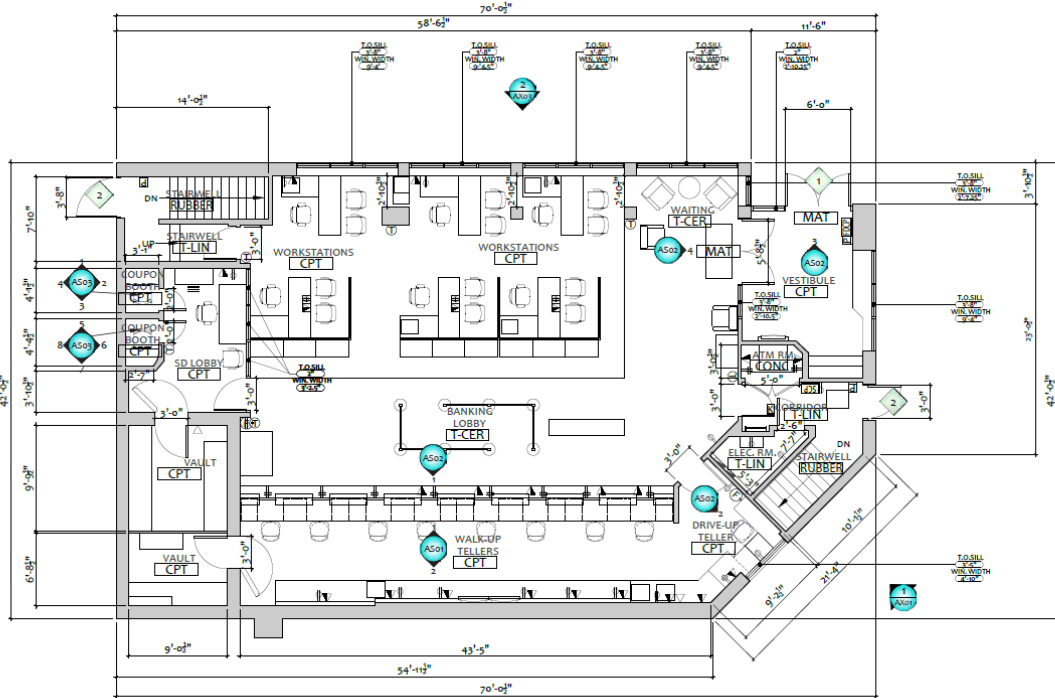
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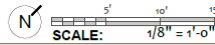
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 Little Neck  
 NY 11362**

FIELD SURVEYOR:  
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 PROJECT DIRECTOR:  
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 CHECKED BY:  
**F. Gomez**  
 DATE COMPLETED:  
**11-29-2016**

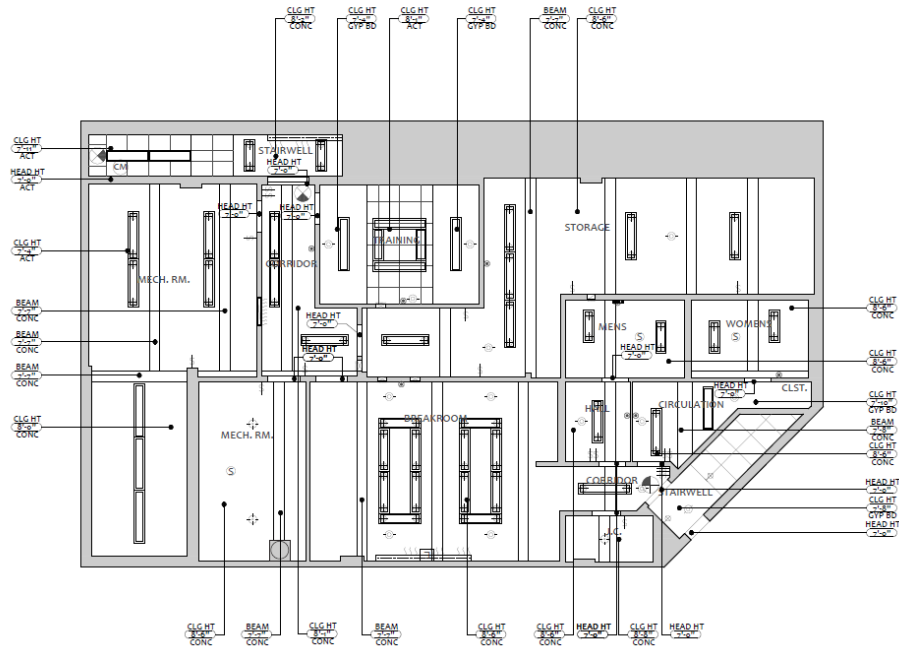
PROJECT NUMBER:  
**16094-150**  
 SHEET:  
**A002.1**  
 DRAWING NUMBER: OF  
**07 15**  
 DRAWING NAME:  
**1st FLOOR PLAN**



FLOOR GROSS SF: 2,786



1 MAIN ENTRANCE	CPT CARPET	DUPLX OUTLET	DATA - FLOOR	SEC. CONT'L. PANEL	CT COOLING TOWER	1 EXTERIOR ELEVATION
2 EMERGENCY / ALARMED EXIT DOOR	T-CER CERAMIC TILE	QUAD PLEX OUTLET	DATA / TELE - FLOOR	FIRE EXTINGUISHER	B BOILER	2 EXTERIOR ELEVATION
	WOOD WOOD	DATA OUTLET	ELEC PANEL - SURFACE	FIRE PULL STATION	F FURNACE	3 INTERIOR ELEVATIONS
	T-LIN LINOLEUM TILE	DATA / TELE	ELEC PANEL - RECESSED	FIRE DEPT CONT'L. PANEL	H HEAT PUMP	
	MAT MAT	TELEPHONE	CARD SWIPE/READER	FSV FIRE SPRINKLER VALVE	S SUMP PUMP	
	S-LIN SHEET LINOLEUM	DUPLX - FLOOR	KEYPAD LOCK	TV MONITOR	HVAC	
	CONC CONCRETE	QUADPLEX - FLOOR	THERMOSTAT	AUDIO/VISUAL OUTLET		



2x4 FLUORESCENT	DIRECTIONAL CAN	SUPPLY AIR REGISTER	LINEAR SUPPLY REGISTER	SMOKE SENSOR / DETECTOR	SECURITY CAMERA
2x2 FLUORESCENT	PENDANT	RETURN AIR REGISTER	WALL LINEAR DIFFUSER	FIRE SPRINKLER	CAMERA BUBBLE
1x4 FLUORESCENT	WALL SCONCE	WALL SUPPLY AIR REGISTER	CIRCULAR SUPPLY REGISTER	FIRE STROBE	EXIT SIGN (1-SIDE/NON ARROWS)
UTILITY FLUORESCENT	SURFACE MOUNTED	WALL RETURN AIR REGISTER	VENT FAN	LIGHT SWITCH	SINGLE SIDED (DIRECTIONAL)
RECESSED CAN	DIRECTIONAL SPOT			EMERGENCY LIGHT	DOUBLE SIDED (DIRECTIONAL)

SCALE: 1/8" = 1'-0"

CLIENT:

1680 Capital One Drive  
Meklen, VA 23102  
703-720-3500  
www.capitalone.com

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US Registered Office UK Registered Office  
Lazercad LLC Lazercad LTD  
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Alpharetta, GA 30606 Bath, Devon,  
tel: (800) The Cloud Epworth, Droy-LT,  
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PROJECT NAME: Little Neck

LOCATION CODE: 46436

PROJECT ADDRESS: 248-40 Northern Blvd Little Neck NY 11362

FIELD SURVEYOR: T. Rasoul

PROJECT DIRECTOR: DE Woo

CHECKED BY: F. Gomez

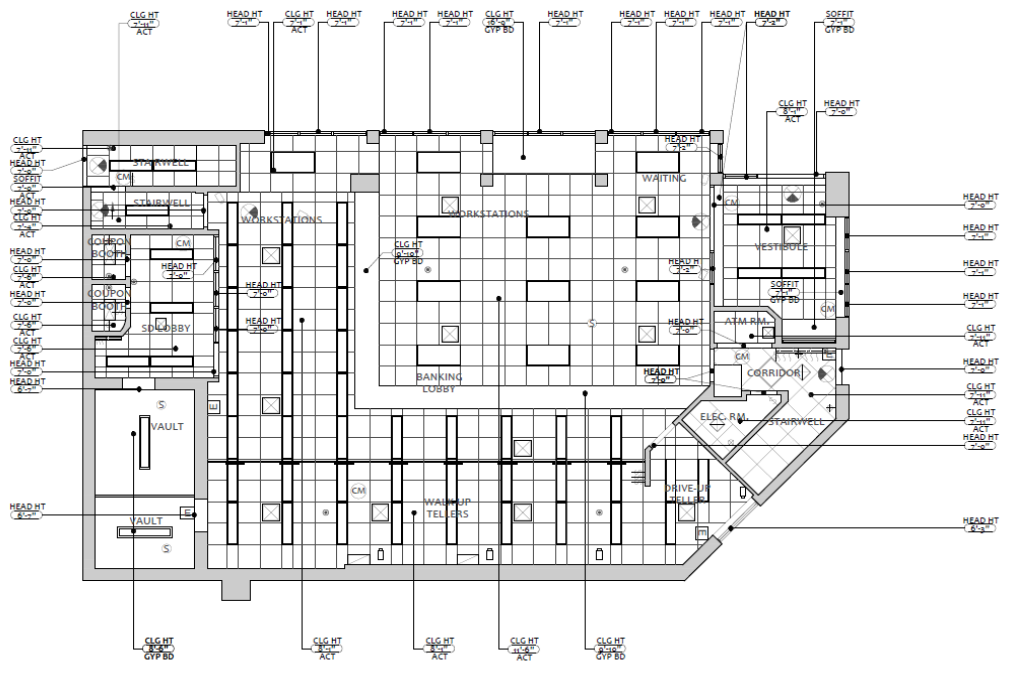
DATE COMPLETED: 11-29-2016

PROJECT NUMBER: 16094-150

SHEET: A003

DRAWING NUMBER: 08 OF 15

DRAWING NAME: BSMT FLOOR RCP



2x4 FLUORESCENT	DIRECTIONAL CAN	SUPPLY AIR REGISTER	LINEAR SUPPLY REGISTER	SMOKE SENSOR / DETECTOR	SECURITY CAMERA
2x2 FLUORESCENT	PENDANT	RETURN AIR REGISTER	WALL LINEAR DIFFUSER	FIRE SPRINKLER	CAMERA BUBBLE
1x4 FLUORESCENT	WALL SCONCE	WALL SUPPLY AIR REGISTER	CIRCULAR SUPPLY REGISTER	FIRE STROBE	EXIT SIGN (1-SIDE/NON ARROWS)
UTILITY FLUORESCENT	SURFACE MOUNTED	WALL RETURN AIR REGISTER	VENT FAN	LIGHT SWITCH	SINGLE SIDED (DIRECTIONAL)
RECESSED CAN	DIRECTIONAL SPOT			EMERGENCY LIGHT	DOUBLE SIDED (DIRECTIONAL)

SCALE: 1/8" = 1'-0"

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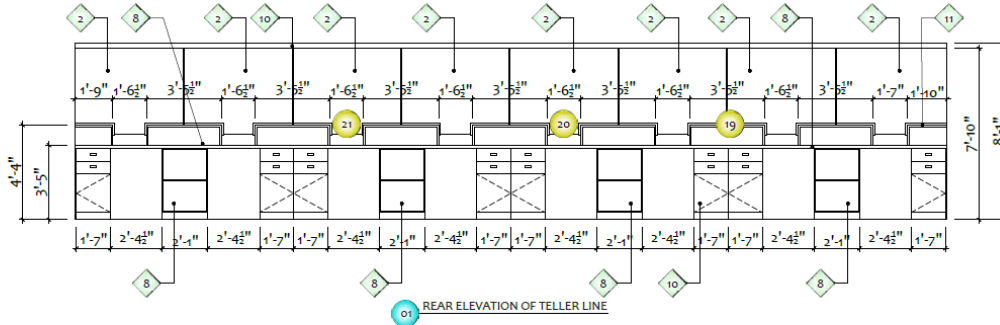
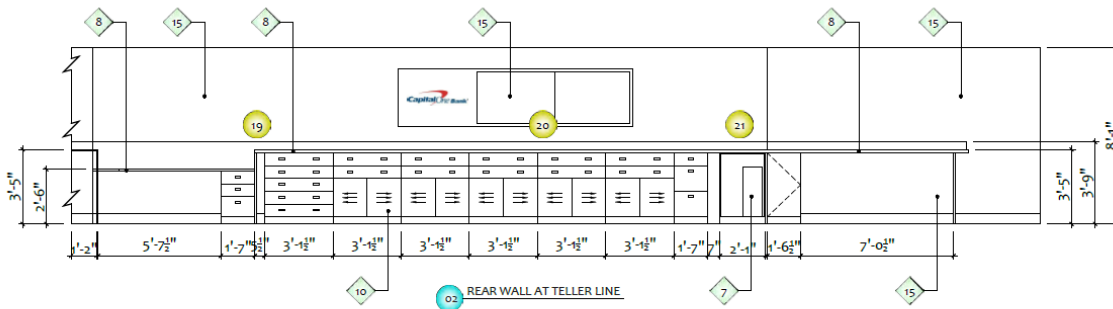
DATE COMPLETED: 11-29-2016

PROJECT NUMBER: 16094-150

SHEET: A003-1

DRAWING NUMBER: 09 OF 15

DRAWING NAME: 1ST FLOOR RCP



- 1 DOOR
- 2 GLASS / GLAZING
- 3 BULLET RESISTANT GLASS
- 4 UNDER-COUNTER SAFE
- 5 DRIVE-THRU DEALER DRAWER
- 6 TCR (TELLER CASH RECYCLER)
- 7 TCD (TELLER CASH DISPENSER)
- 8 LAMINATE FINISH
- 9 WOOD
- 10 METAL
- 11 STONE
- 12 BRICK
- 13 CONCRETE
- 14 CMU
- 15 GYP BOARD

SCALE: 1/4" = 1'-0"

01 360 Vantage Point

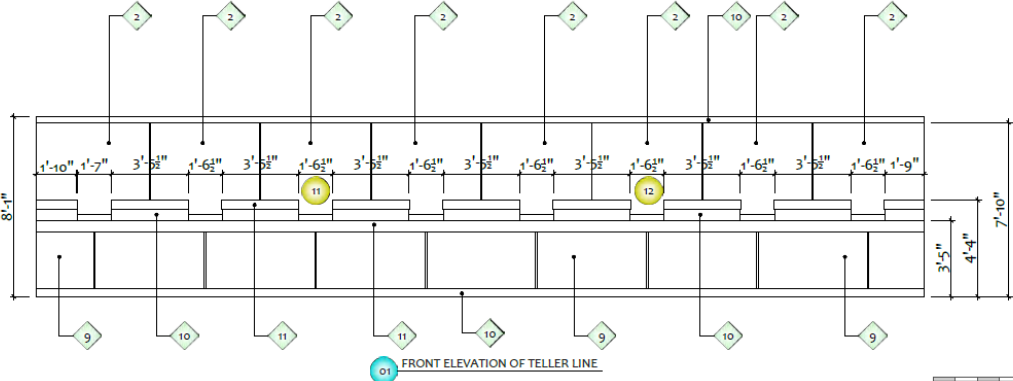
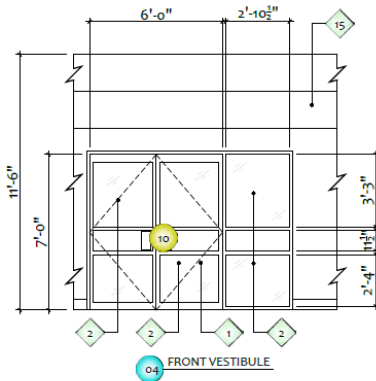
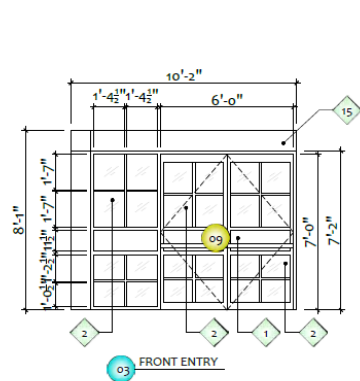
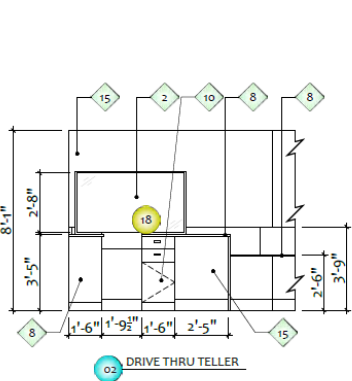
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PROJECT NAME:	Little Neck
LOCATION CODE:	46436
PROJECT ADDRESS:	248-40 Northern Blvd Little Neck NY 11362
FIELD SURVEYOR:	T. Rasoul
PROJECT DIRECTOR:	DE Woo
CHECKED BY:	F. Gomez
DATE COMPLETED:	11-29-2016
PROJECT NUMBER:	16094-150
SHEET:	AS01
DRAWING NUMBER:	10
OF:	15
DRAWING NAME:	INTERIOR ELEVATIONS



SCALE: 1/4" = 1'-0"

01 360 Vantage Point

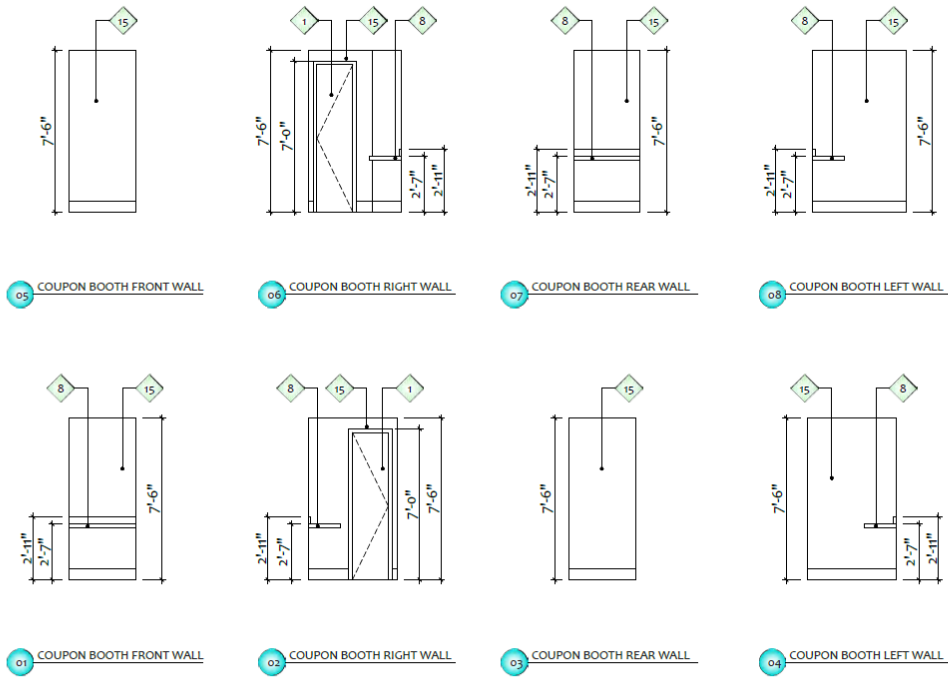
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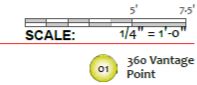
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PROJECT DIRECTOR:	DE Woo
CHECKED BY:	F. Gomez
DATE COMPLETED:	11-29-2016
PROJECT NUMBER:	16094-150
SHEET:	AS02
DRAWING NUMBER:	11
OF:	15
DRAWING NAME:	INTERIOR ELEVATIONS



05 COUPON BOOTH FRONT WALL  
 06 COUPON BOOTH RIGHT WALL  
 07 COUPON BOOTH REAR WALL  
 08 COUPON BOOTH LEFT WALL  
 01 COUPON BOOTH FRONT WALL  
 02 COUPON BOOTH RIGHT WALL  
 03 COUPON BOOTH REAR WALL  
 04 COUPON BOOTH LEFT WALL

- 1 DOOR
- 2 GLASS / GLAZING
- 3 BULLET RESISTANT GLASS
- 4 UNDER-COUNTER SAFE
- 5 DRIVE-THRU DEALER DRAWER
- 6 TCR (TELLER CASH RECYCLER)
- 7 TCD (TELLER CASH DISPENSER)
- 8 LAMINATE FINISH
- 9 WOOD
- 10 METAL
- 11 STONE
- 12 BRICK
- 13 CONCRETE
- 14 CMU
- 15 GYP BOARD



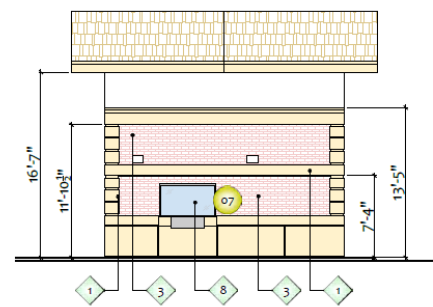
01 360 Vantage Point

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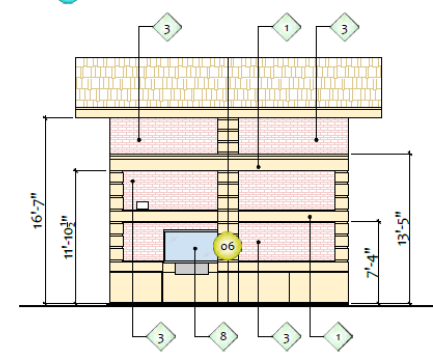
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FIELD SURVEYOR:	T. Rasoul
PROJECT DIRECTOR:	DE Woo
CHECKED BY:	F. Gomez
DATE COMPLETED:	11-29-2016
PROJECT NUMBER:	16094-150
SHEET:	AS03
DRAWING NUMBER:	12 OF 15
DRAWING NAME:	INTERIOR ELEVATIONS

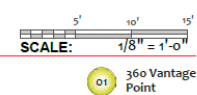


018 EXTERIOR ELEVATION - WITHOUT DRIVE-THRU CANOPY



01 EXTERIOR ELEVATION - WITH DRIVE-THRU CANOPY

- 1 STUCCO
- 2 WOOD
- 3 BRICK
- 4 CONCRETE
- 5 CMU
- 6 METAL
- 7 STONE
- 8 GLAZING
- 9 DOOR



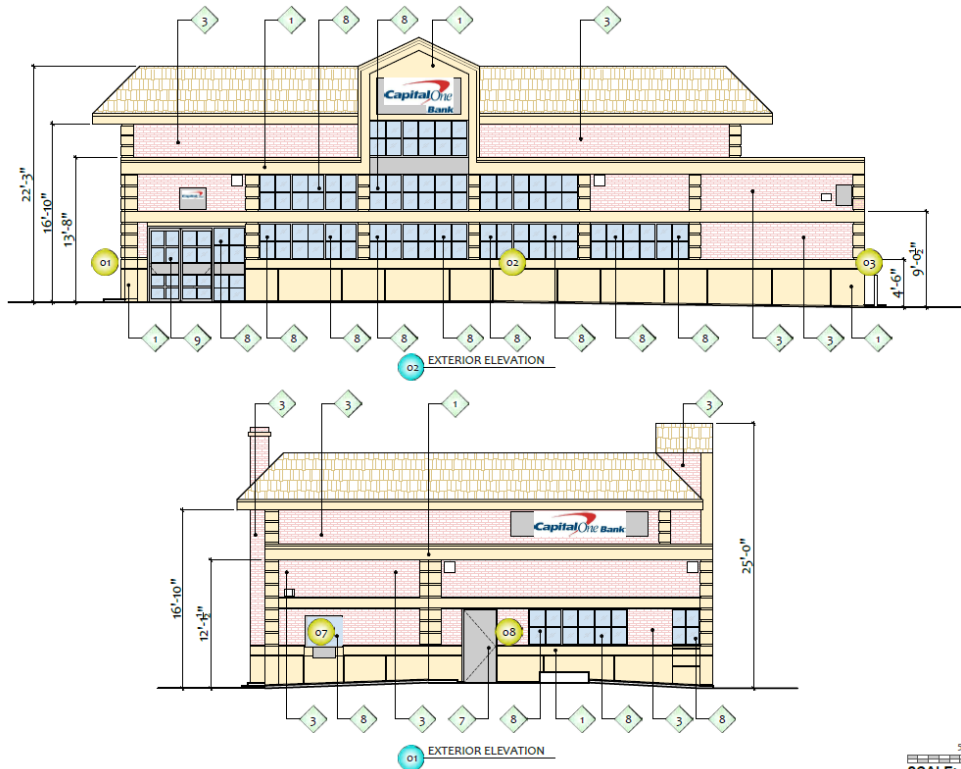
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PROJECT DIRECTOR:	DE Woo
CHECKED BY:	F. Gomez
DATE COMPLETED:	11-29-2016
PROJECT NUMBER:	16094-150
SHEET:	AX01
DRAWING NUMBER:	13 OF 15
DRAWING NAME:	EXTERIOR ELEVATIONS



- 1 STUCCO      5 CMU      9 DOOR
- 2 WOOD      6 METAL
- 3 BRICK      7 STONE
- 4 CONCRETE      8 GLAZING

SCALE: 1/8" = 1'-0"

01 360 Vantage Point

CLIENT:

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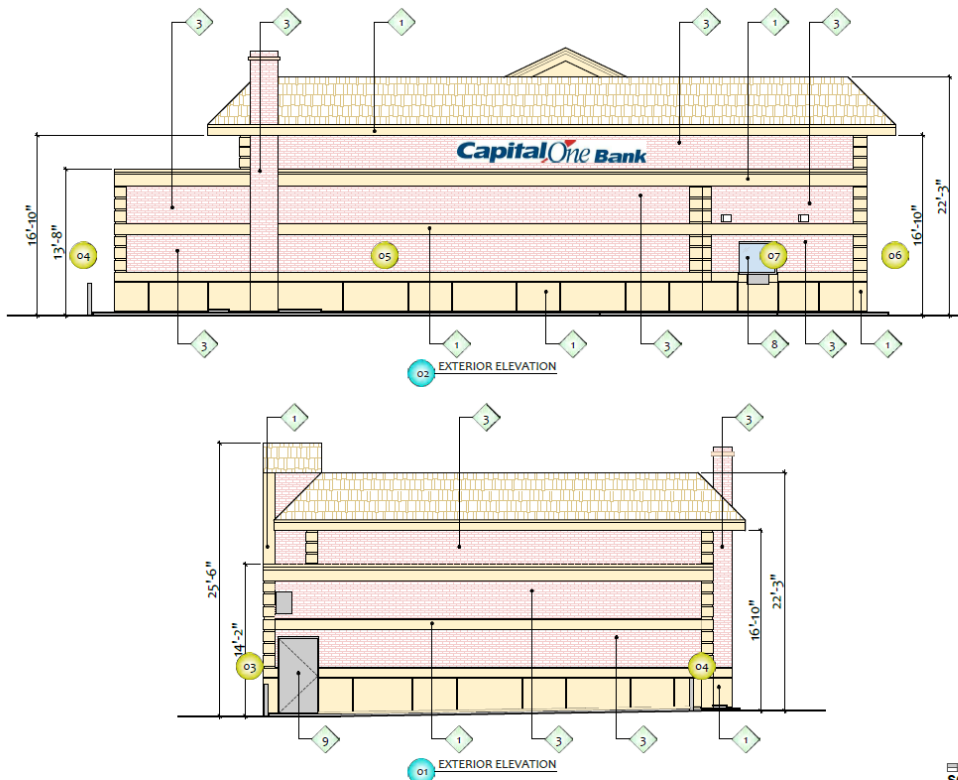
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Agoura Hills, CA 91301      Burtles Green,  
tel: (85) The Cloud      Epsworth, Ship-IT,  
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PROJECT DIRECTOR:	DE Woo
CHECKED BY:	F. Gomez
DATE COMPLETED:	11-29-2016
PROJECT NUMBER:	16094-150
SHEET:	AX02
DRAWING NUMBER:	14
OF:	15
DRAWING NAME:	EXTERIOR ELEVATIONS



- 1 STUCCO      5 CMU      9 DOOR
- 2 WOOD      6 METAL
- 3 BRICK      7 STONE
- 4 CONCRETE      8 GLAZING

SCALE: 1/8" = 1'-0"

01 360 Vantage Point

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PROJECT DIRECTOR:	DE Woo
CHECKED BY:	F. Gomez
DATE COMPLETED:	11-29-2016
PROJECT NUMBER:	16094-150
SHEET:	AX03
DRAWING NUMBER:	15
OF:	15
DRAWING NAME:	EXTERIOR ELEVATIONS

# Survey

LITTLE NECK

## BOROUGH OF QUEENS, NEW YORK CITY

GUARANTEED TO

JOHN DEHLER  
GUARANTEED TITLE CO.

169758

Revised September 13, 1961  
Surveyed August 7, 1961

### KELLER & POWELL

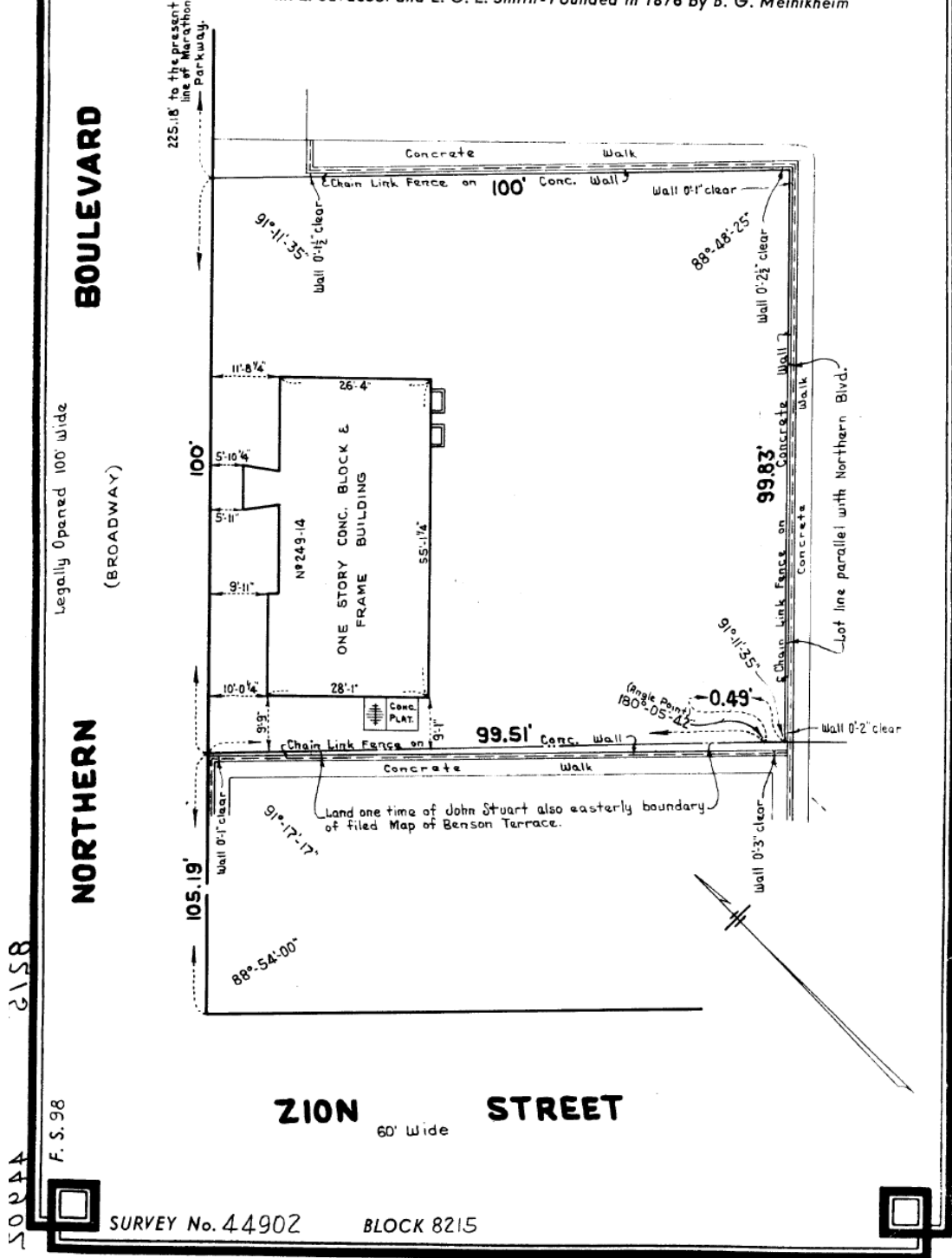
Scale: 1 inch = 20 Feet

Licensed Land and City Surveyors  
85-47 Grand Avenue  
Elmhurst, N. Y.

U. S. Standard of Measurement

*Fred J. Powell*

Successors to Wm. L. Savacool and L. C. L. Smith - Founded in 1876 by B. G. Meinikheim



2158

20244

F. S. 98

ZION STREET  
60' Wide

SURVEY No. 44902

BLOCK 8215

### Aerial Image

