

FOR SALE  
ASKING PRICE \$1,250,000

# 12 NORTHERN BOULEVARD

Great Neck, NY 11021 | Queens



VACANT SINGLE STORY RETAIL BUILDING IDEAL FOR  
OWNER-USER OR INVESTOR WITH PARKING IN REAR

**RIPCO**  
INVESTMENT SALES



## INVESTMENT HIGHLIGHTS

#1

**Single-story retail building with parking on Northern Blvd in Great Neck.**

#2

**Ideal Owner-User or Investment Opportunity**

Delivered Vacant.

#3

**Great Exposure for Retail & Branding**

Located on Northern Boulevard, a heavily trafficked thoroughfare with +50,000 AADT - a main vessel from Queens through Long Island.

#4

**Conveniently Located**

Minutes to the Little Neck LIRR & Douglaston LIRR stations, steps to the N20G & Q12 buses to Flushing, Q36 to Jamaica, and QM3 to Midtown.

#5

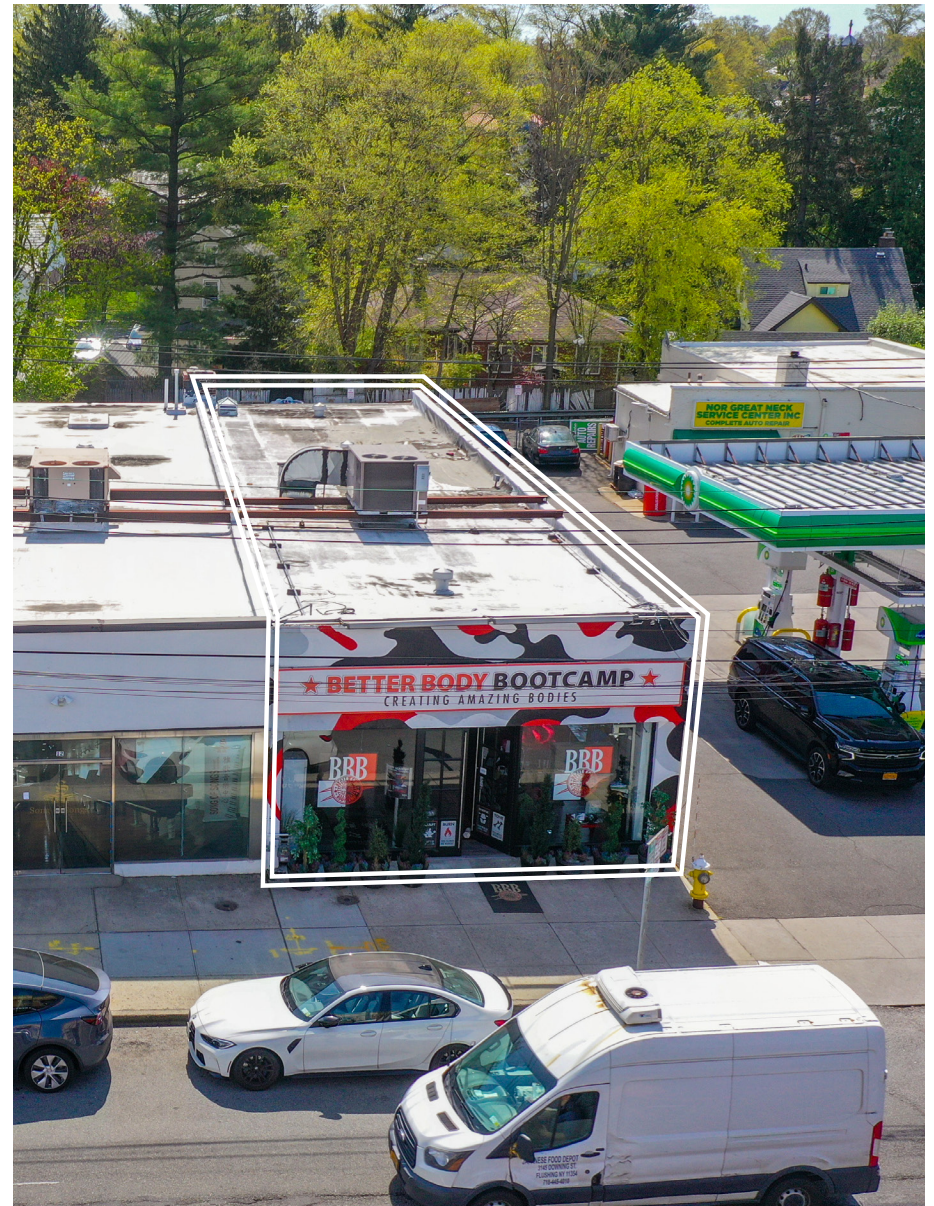
**Surrounded by national and regional credit retailers**

Highly populated retail including BP, Starbucks, Hmart, Chase Bank, At&t, and several medical facilities and offices.

#6

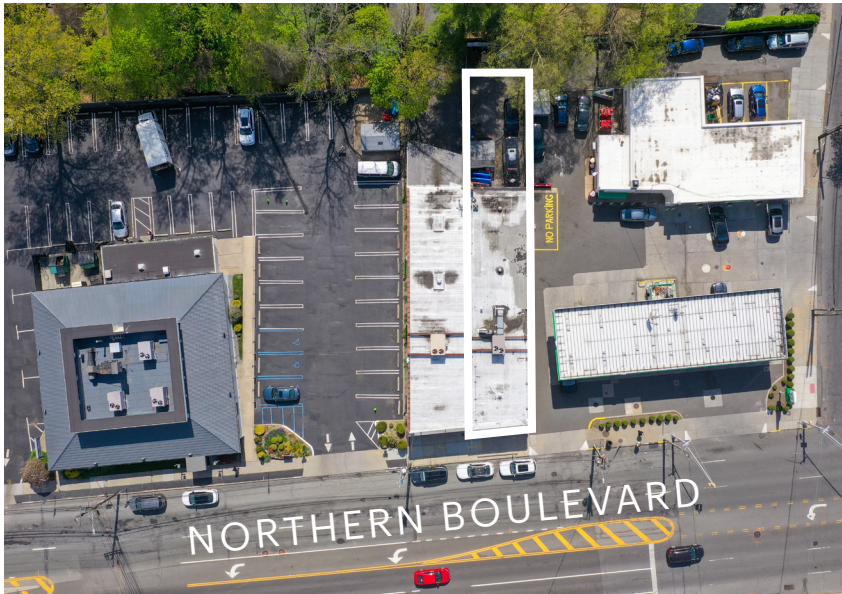
**Dense Surrounding Population**

~731,747 within a 5 mile radius





# PROPERTY OVERVIEW



## PROPERTY SUMMARY

### THE OFFERING

Property Address	12 Northern Boulevard Great Neck, NY 11021
Neighborhood	South side of Northern Blvd between Glenwood Street & Buttonwood Road
County	2
Block / Lot	55 / 560

### BUILDING INFORMATION

Gross Lot SF	4,051 SF (approx.)
Lot Dimensions	25' x 162' (irr.)
Year Built	1948
Stories	1
Building SF	2,500 SF (approx.)
Building Dimensions	25' X 100' (irr.)

### ZONING INFORMATION

Zoning District	Business A District (B-A)
Property Class	Row Type Store with Common Walls (481.14)

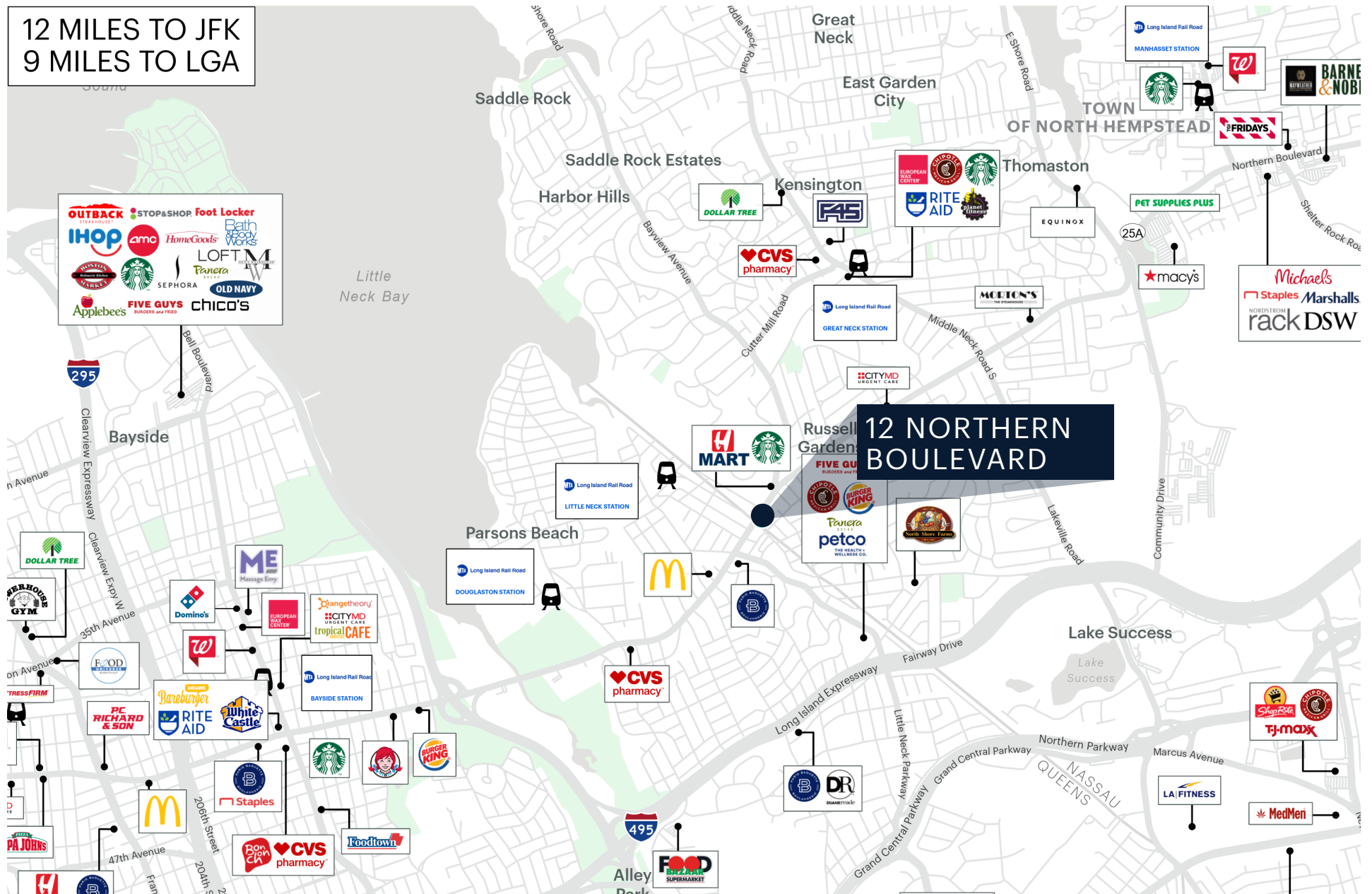
### NASSAU COUNTY FINANCIAL INFORMATION

General Taxes (2024)	\$9,906
School Taxes (2024)	\$12,228
Total Taxes	\$22,135

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RETAIL MAP

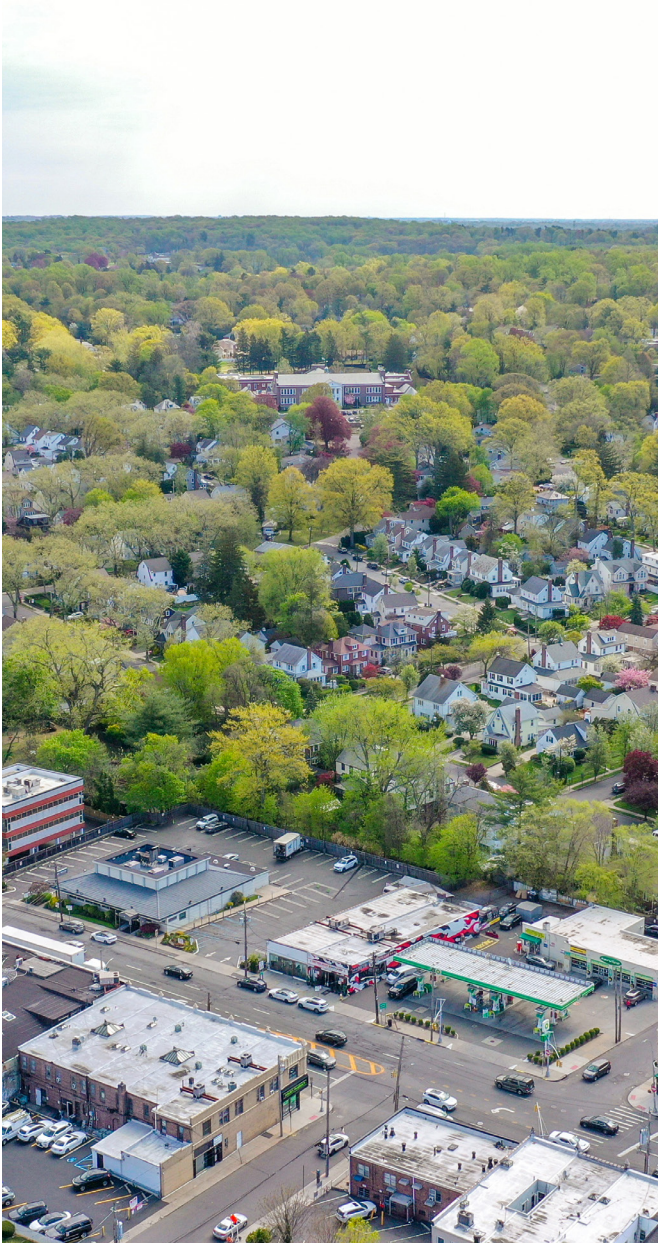
12 MILES TO JFK  
9 MILES TO LGA





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# PROPERTY PHOTOS





## AREA DEMOGRAPHICS



	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>POPULATION</b>	26,585	213,212	731,747
<b>NUMBER OF HOUSEHOLDS</b>	10,239	81,023	256,001
<b>AVERAGE HOUSEHOLD INCOME</b>	\$168,441	\$147,466	\$135,686
<b>MEDIAN HOUSEHOLD INCOME</b>	\$110,007	\$100,470	\$90,106
<b>COLLEGE GRADUATES</b>	6,343 31%	48,132 30%	143,613 26%
<b>TOTAL BUSINESSES</b>	1,856	8,792	22,370
<b>TOTAL EMPLOYEES</b>	13,240	138,172	280,868
<b>DAYTIME POPULATION</b>	26,850	252,775	675,847



# CONTACT EXCLUSIVE AGENTS

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