

Restaurant Space/ Retail For Lease

25 Middle Neck Road

Great Neck, NY 11021



 **Douglas Elliman**
Commercial

For More Information:

Rozita Soomekh

Licensed Associate Real Estate Broker
Douglas Elliman Commercial - Long Island
516.498.2152
rozita.soomekh@elliman.com

 **THE ROZITA SOOMEKH TEAM**
at Douglas Elliman
Real Estate

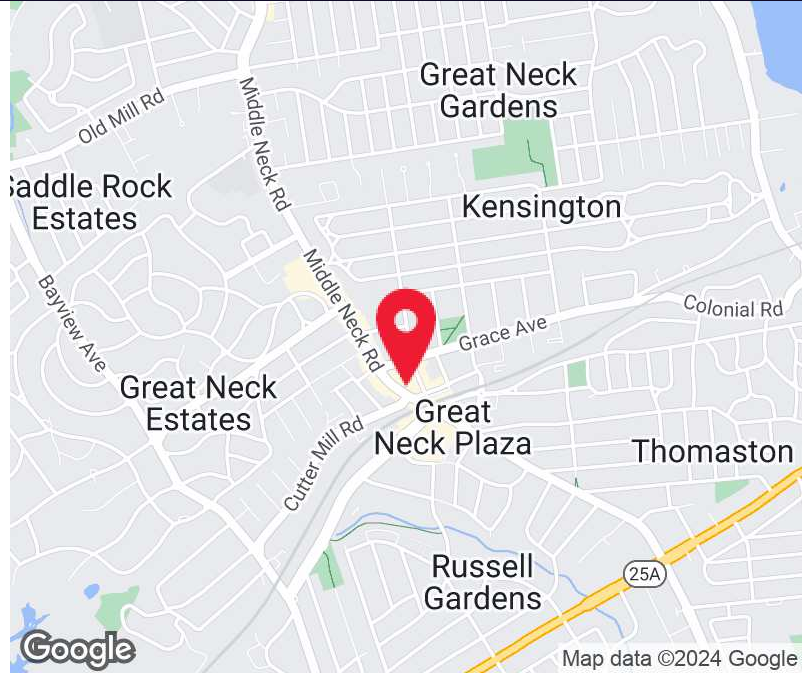
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Offering Summary

| | |
|----------------|----------------------------|
| Lease Rate: | \$13,900.00 per month (MG) |
| Building Size: | 38,514 SF |
| Available SF: | 3,500 SF |
| Lot Size: | |

Property Overview

Prime Commercial Property: Formerly Millie's Restaurant

Street Level: 3,500 SF

- Built in Bar
- Spacious dining section with large windows
- Kitchen with 14 Ft. Hood
- Private party room
- Handicap-accessible bathroom
- Two Additional Exits

Lower Level/Basement: 5,000 SF

- Full kitchen
- Walk-in refrigerator and freezer
- Prep room
- Worker's lounge
- Manager's office
- Separate men's and women's bathrooms

Key Features:

- 20 Ft Frontage on Middle Neck Rd.
- High Visibility: Glass frontage for maximum exposure
- Prime Location: High foot traffic, close to LIRR station, offices, and residential buildings
- Convenient Parking: Near a public parking lot

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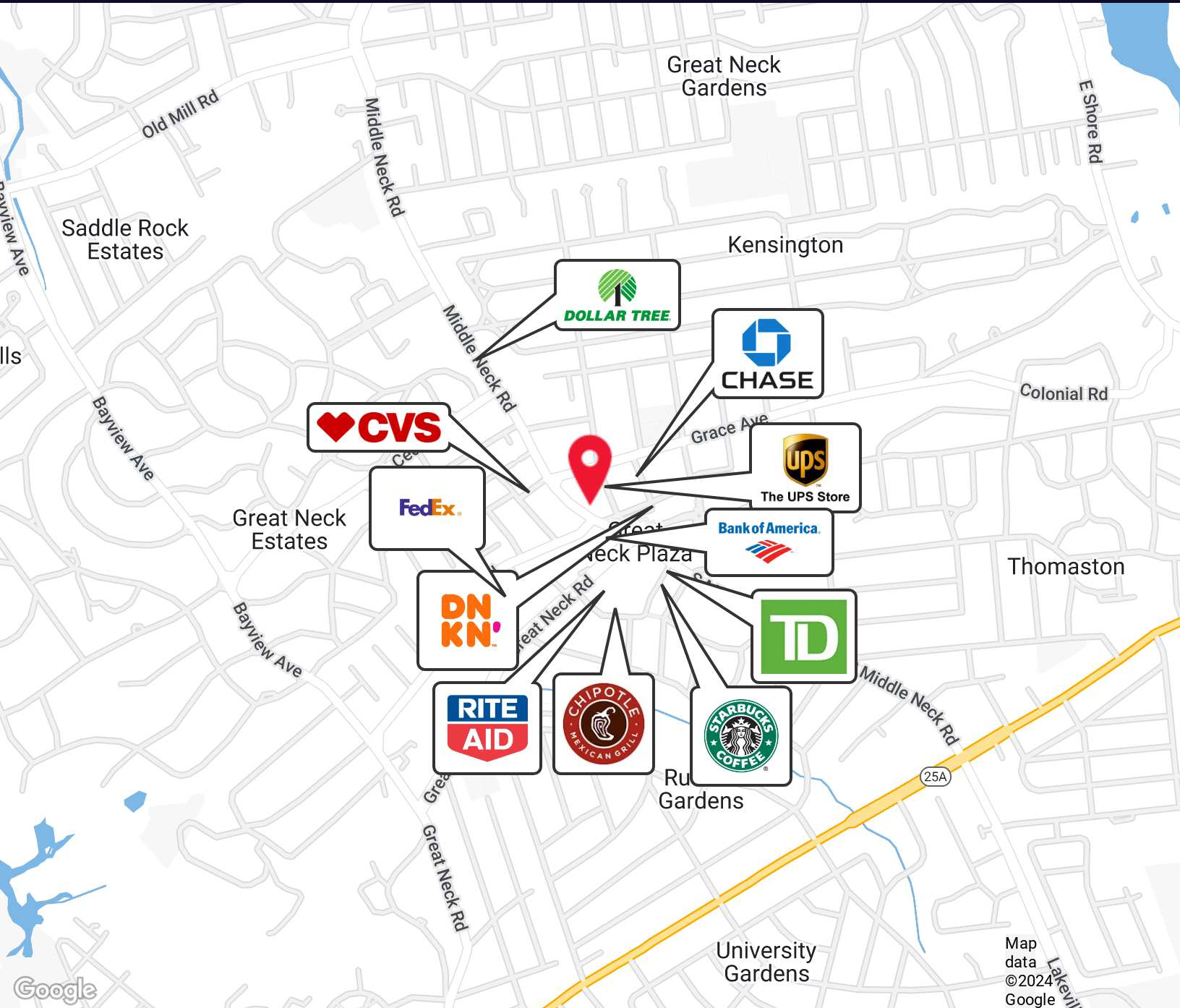
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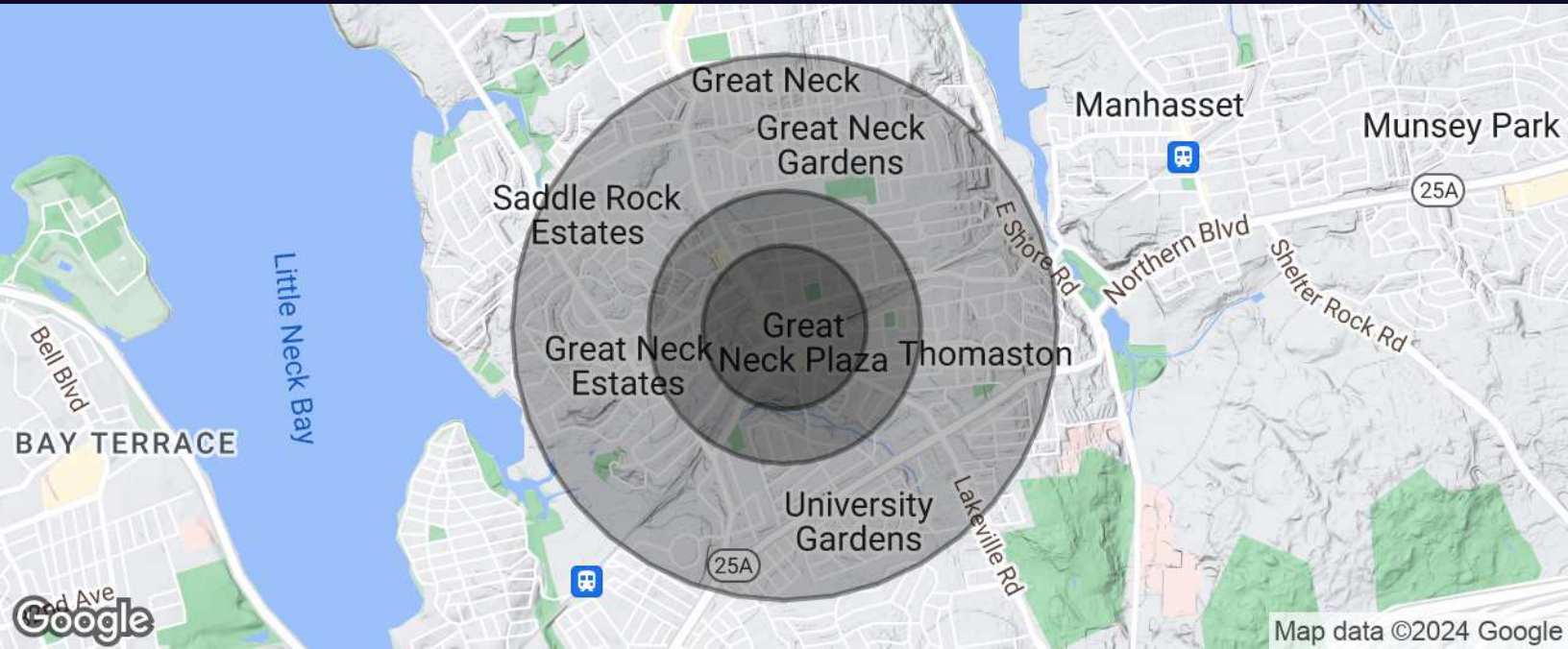
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| Population | 0.3 Miles | 0.5 Miles | 1 Mile |
|----------------------|-----------|-----------|--------|
| Total Population | 3,979 | 10,517 | 25,320 |
| Average Age | 48 | 47 | 44 |
| Average Age (Male) | 45 | 44 | 42 |
| Average Age (Female) | 51 | 49 | 46 |

| Households & Income | 0.3 Miles | 0.5 Miles | 1 Mile |
|---------------------|-----------|-----------|-------------|
| Total Households | 1,876 | 4,677 | 9,719 |
| # of Persons per HH | 2.1 | 2.2 | 2.6 |
| Average HH Income | \$154,342 | \$166,661 | \$190,569 |
| Average House Value | \$870,632 | \$968,116 | \$1,123,599 |

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Professional Background

Rozita has been successfully marketing and selling real estate since 2000. Clients choose to work with Rozita for her full-service approach, her ethics, her extensive knowledge, and her perseverance. Rozita consistently achieves results for her clients, whether they are buying or selling real estate for themselves, or as an investment.

Rozita's strong base of loyal repeat customers is the reason she has been successful for nearly two decades in this incredibly competitive real estate environment. Among her repeat buyers and valued clients are some of New York's most influential developers, large franchises and solidified businesses. Rozita has sold commercial and residential properties in Nassau, Queens, the Bronx, Manhattan, Brooklyn, and Suffolk.

In late 2018, due to an overwhelming clientele base, Rozita formed a team to meet demands. By leading The Rozita Soomekh Team and sharing her knowledge of the real estate market, she has excelled in closing listings and gaining new loyal customers. By constantly striving to stay in the front of market trends, Rozita has won multiple awards for her excellence in real estate. She is committed to providing her customers with the best selling strategies and marketing that Elliman can offer, negotiating for the best possible outcome for her customer(s).

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