

12

NORTHERN BLVD.



SINGLE STORY RETAIL FOR SALE

BRIDGE



OVERVIEW

ADDRESS	12 NORTHERN BOULEVARD
ASKING PRICE	\$1,295,000
NEIGHBORHOOD	GREAT NECK
ASSET TYPE	RETAIL
BLOCK & LOT	55 - 560
GFA	2,500 (APPROX.)
LOT SIZE	25' x 162'
ZONING	BUSINESS A DISTRICT (B-A)
STORIES	1
NUMBER OF UNITS	1
YEAR BUILT/ALTERED	1948/2026
PROPERTY CLASS	ROW TYPE STORE WITH COMMON WALLS
'2026 TAX BILL	\$24,705

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INVESTMENT HIGHLIGHTS

- IDEAL OWNER-USER OR INVESTMENT OPPORTUNITY
- SINGLE STORY RETAIL WITH PARKING IN REAR
- CONVENIENT LOCATION ON NORTHERN BLVD.
- GREAT EXPOSURE & AVERAGE DAILY TRAFFIC
- NEIGHBORING CREDIT-BACKED RETAIL TENANTS
- DENSE POPULATION WITHIN 5 MILE RADIUS



NEIGHBORHOOD

38.6

AVERAGE AGE
IN GREAT NECK

\$137,981

AVERAGE HHI
IN GREAT NECK

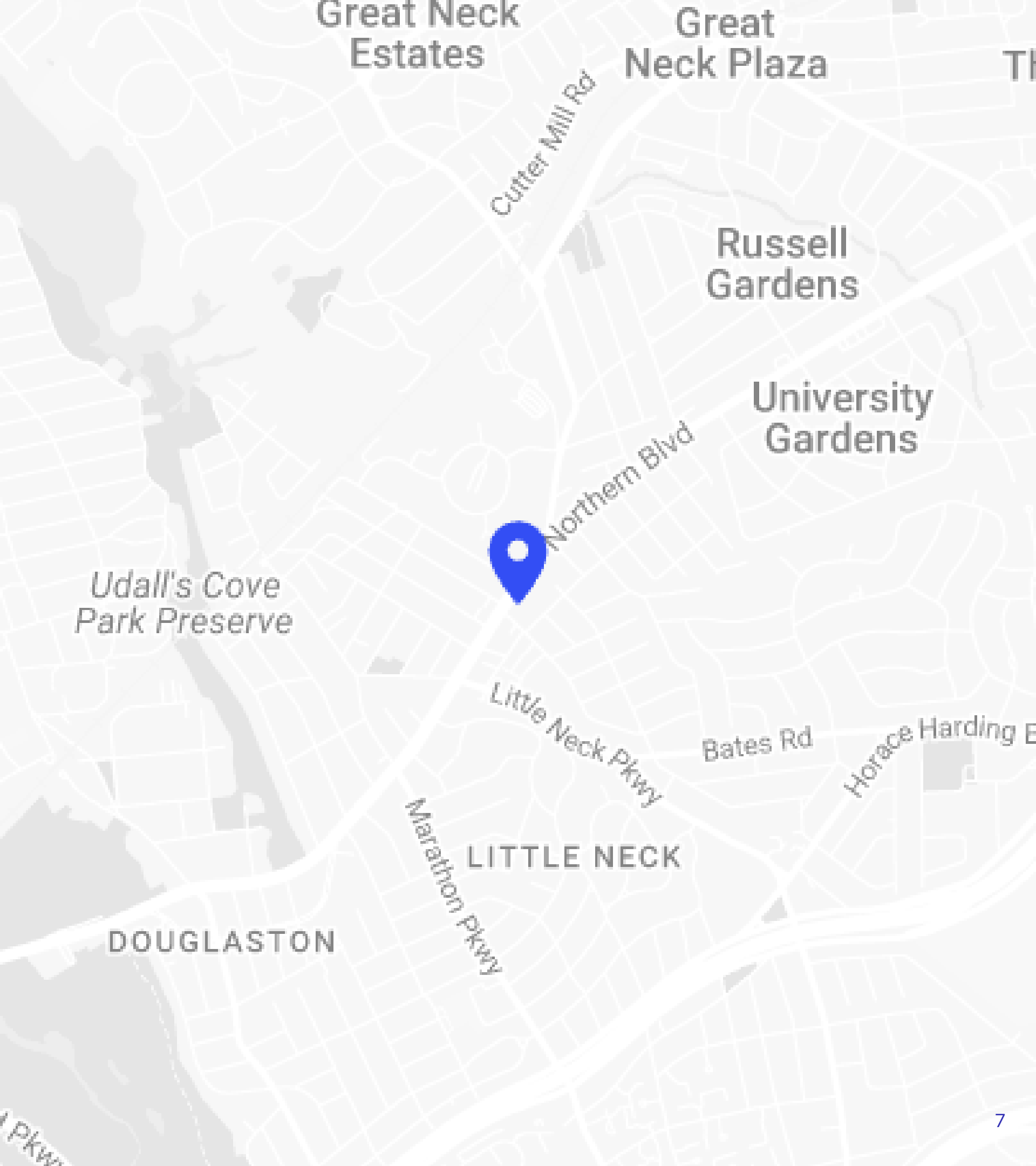
99/100

WALK SCORE
IN NECK

NEIGHBORHOOD OVERVIEW

GREAT NECK IS A PREMIER "GOLD COAST" DESTINATION ON LONG ISLAND'S NORTH SHORE, OFFERING AN UNMATCHED COMBINATION OF SUBURBAN PRESTIGE AND URBAN ACCESSIBILITY. AS THE CLOSEST NORTH SHORE SUBURB TO NEW YORK CITY, IT SERVES AS A PRIMARY HUB FOR AFFLUENT PROFESSIONALS, PROVIDING A SEAMLESS COMMUTE TO BOTH PENN STATION AND GRAND CENTRAL MADISON IN UNDER 30 MINUTES VIA THE LONG ISLAND RAIL ROAD. THIS STRATEGIC LOCATION, BORDERING THE QUEENS BOROUGH LINE, ENSURES THE NEIGHBORHOOD REMAINS A TOP-TIER CHOICE FOR INVESTORS AND RESIDENTS SEEKING THE SPACE OF THE SUBURBS WITHOUT SACRIFICING THE LOGISTICAL ADVANTAGES OF MANHATTAN.

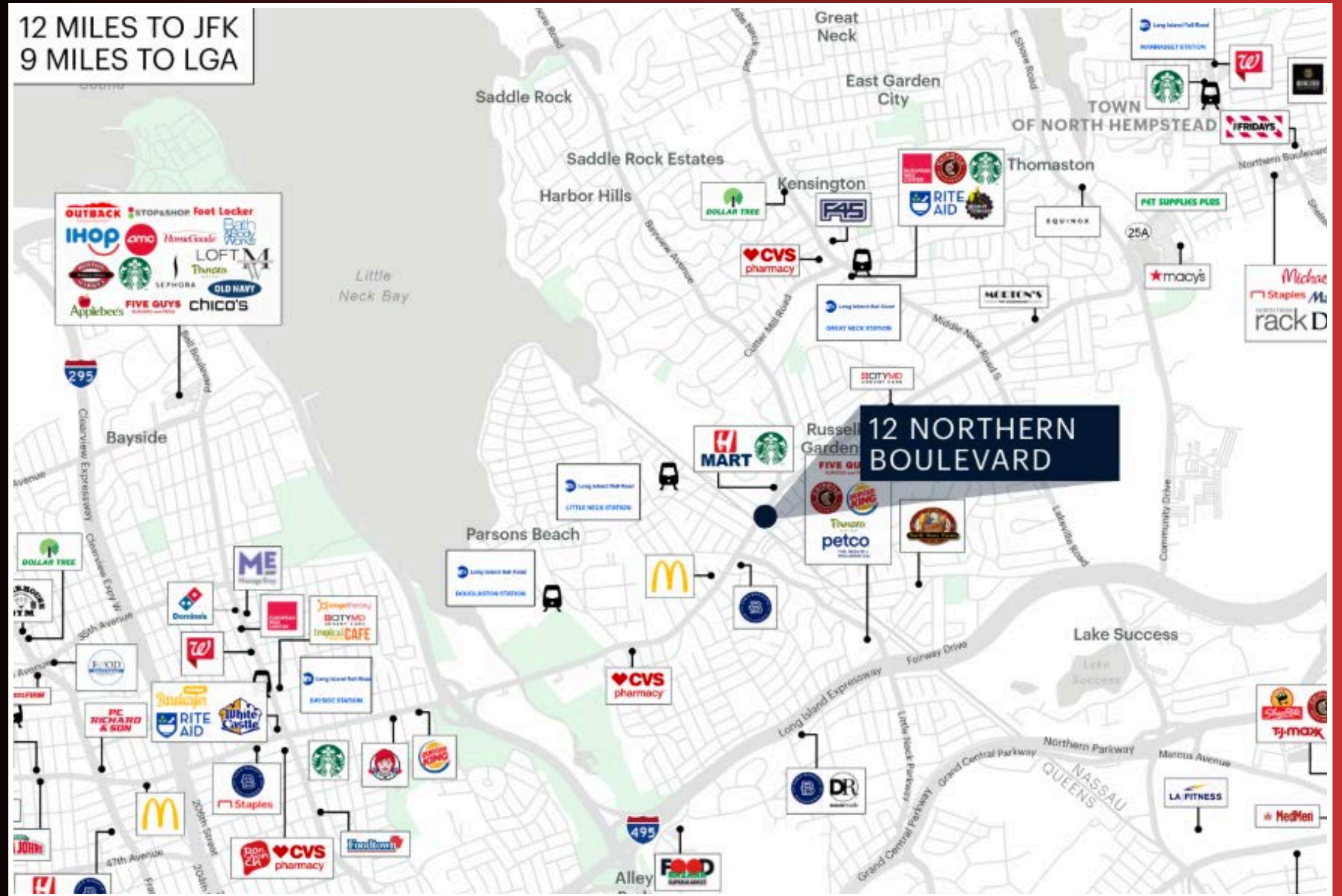
THE AREA'S COMMERCIAL LANDSCAPE IS ANCHORED BY THE VIBRANT GREAT NECK PLAZA, A HIGHLY WALKABLE DOWNTOWN DISTRICT FEATURING OVER 250 SHOPS, DIVERSE DINING OPTIONS, AND UPSCALE SERVICE PROVIDERS. RETAIL ACTIVITY IS CONCENTRATED ALONG THE MIDDLE NECK ROAD CORRIDOR, WHICH ENJOYS HEAVY FOOT TRAFFIC AND HIGH VISIBILITY. FURTHERMORE, THE COMMUNITY IS JUST MINUTES AWAY FROM THE WORLD-RENOWNED AMERICANA MANHASSET, AN ELITE LUXURY SHOPPING DESTINATION. BOLSTERED BY ONE OF THE NATION'S TOP-RANKING PUBLIC SCHOOL SYSTEMS AND A HIGH-NET-WORTH DEMOGRAPHIC, GREAT NECK REPRESENTS A STABLE, HIGH-DEMAND REAL ESTATE MARKET WITH CONSISTENT LONG-TERM APPRECIATION.

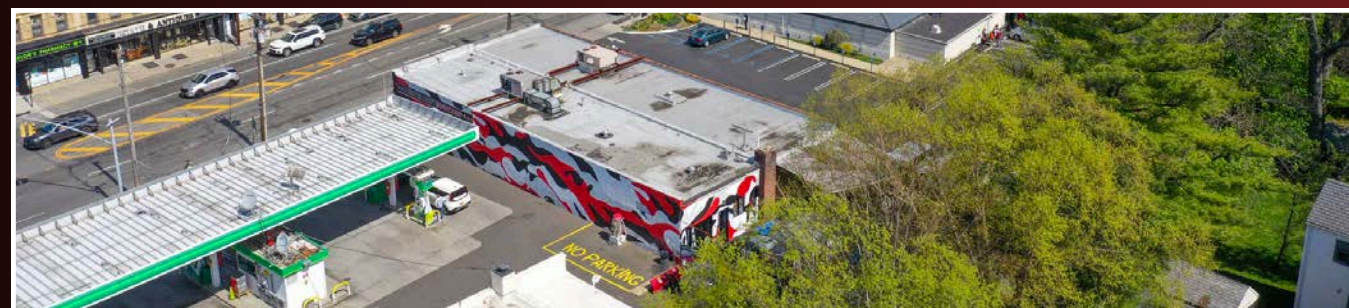
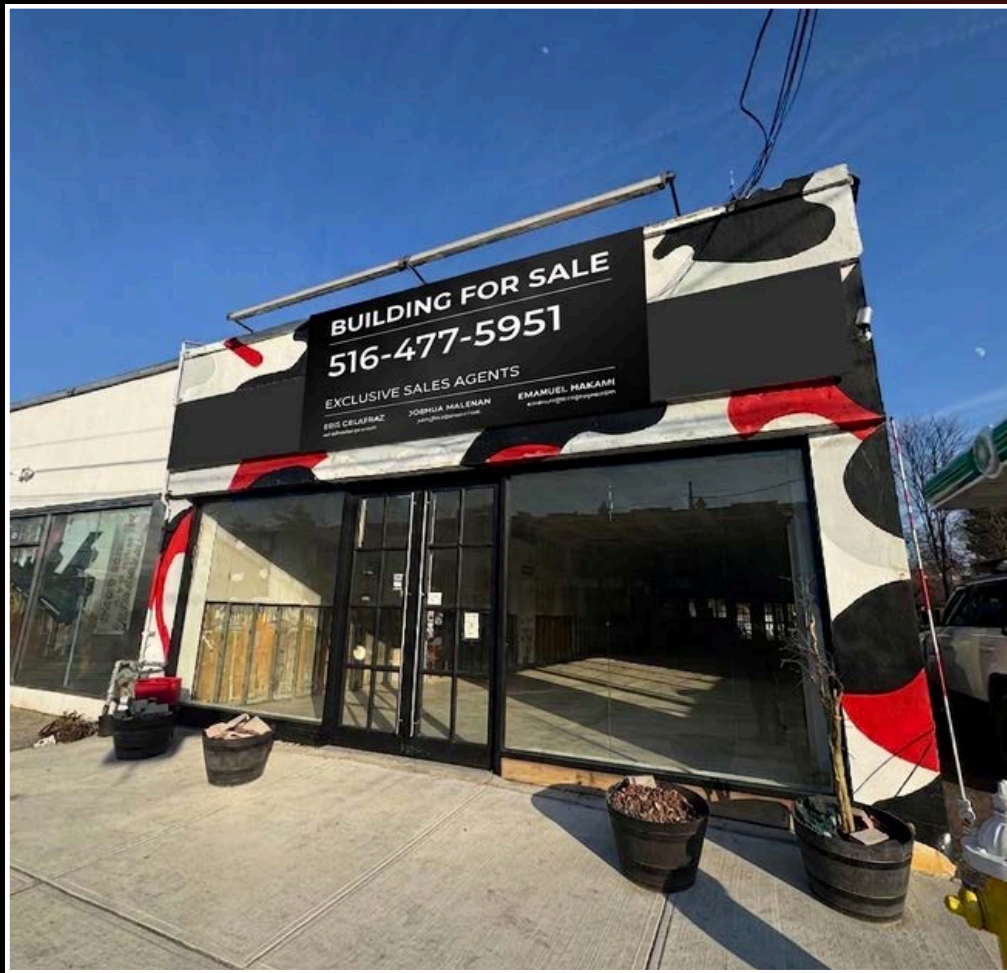


12

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RETAIL MAP





BLANK CANVAS OPPORTUNITY

12 NORTHERN BOULEVARD PRESENTS A RARE STRATEGIC ACQUISITION OPPORTUNITY WITHIN ONE OF THE MOST PRESTIGIOUS AND HIGH-TRAFFIC CORRIDORS ON LONG ISLAND'S NORTH SHORE. POSITIONED ON THE PRIMARY EAST-WEST ARTERY CONNECTING QUEENS TO NASSAU COUNTY, THIS SINGLE-STORY RETAIL ASSET BENEFITS FROM EXCEPTIONAL VISIBILITY AND HIGH DAILY VEHICLE COUNTS. ITS LOCATION ON THE "BORDER" OF NEW YORK CITY AND THE AFFLUENT GREAT NECK PENINSULA ENSURES A STEADY FLOW OF BOTH LOCAL HIGH-NET-WORTH RESIDENTS AND REGIONAL COMMUTERS, MAKING IT A PRIME SITE FOR A FLAGSHIP RETAIL LOCATION, A PROFESSIONAL MEDICAL SUITE, OR A HIGH-END SERVICE BOUTIQUE.

THE PROPERTY IS CURRENTLY DELIVERED IN A VACANT, GUTTED CONDITION, OFFERING AN INVESTOR OR OWNER-USER A "BLANK CANVAS" TO EXECUTE A CUSTOM VISION WITHOUT THE COSTS OR DELAYS ASSOCIATED WITH DEMOLITION. THIS SHELL-STATE PROVIDES ENDLESS OPPORTUNITIES FOR BUILD-OUT, ALLOWING FOR A TAILORED LAYOUT THAT MEETS MODERN ADA STANDARDS, HIGH-TECH INFRASTRUCTURE NEEDS, OR SPECIFIC BRANDING REQUIREMENTS. IN A MARKET WHERE INVENTORY IS NOTORIOUSLY TIGHT AND BARRIERS TO ENTRY ARE HIGH, 12 NORTHERN BOULEVARD STANDS OUT AS A VERSATILE, VALUE-ADD PLAY WITH SIGNIFICANT UPSIDE POTENTIAL THROUGH STRATEGIC LEASING OR IMMEDIATE BUSINESS OCCUPANCY.

\$1.295
MM

ASKING
PRICE (\$)

\$518

PRICE PER
SQUARE
FOOT

4

PARKING
SPACES
INCLUDED

12

NORTHERN BOULEVARD

INVESTMENT SALES

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