



RETAIL SPACE

GREAT NECK, NY

523-531 MIDDLE NECK ROAD

SIZE

1,258 SF + Approx. 800 SF Basement
2,145 SF + Approx. 1,200 SF Basement

ASKING RENT

Upon Request

EXTRAS

\$11.15 PSF

PARKING

On-Site Municipal Parking Lot

CO-TENANTS

Everfresh Supermarket, Marine Fishers, 27 Dressings

NEIGHBORS

CVS, ACE Hardware, People's United Bank, Capital One Bank, Dunkin', Carvel, Sushi Fussion, Bistro Burger, USPS, 30 Minute Fitness, Marie Blachère Boulangerie

COMMENTS

High vehicular traffic with approximately 15,000 VPD

1.2 Miles from Great Neck Long Island Rail Road Train Station

CONTACT EXCLUSIVE AGENTS

DOUG WEINSTEIN

dweinstein@ripcony.com
516.933.8880

JOHN GENOVESE

jgenovese@ripcony.com
516.933.8880

RIPCO
REAL ESTATE

1000 Woodbury Road
Suite 100
Woodbury, NY 11797
516.933.8880

Please visit us at ripcony.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

MARKET AERIAL



**523-531
MIDDLE NECK ROAD**

AERIAL

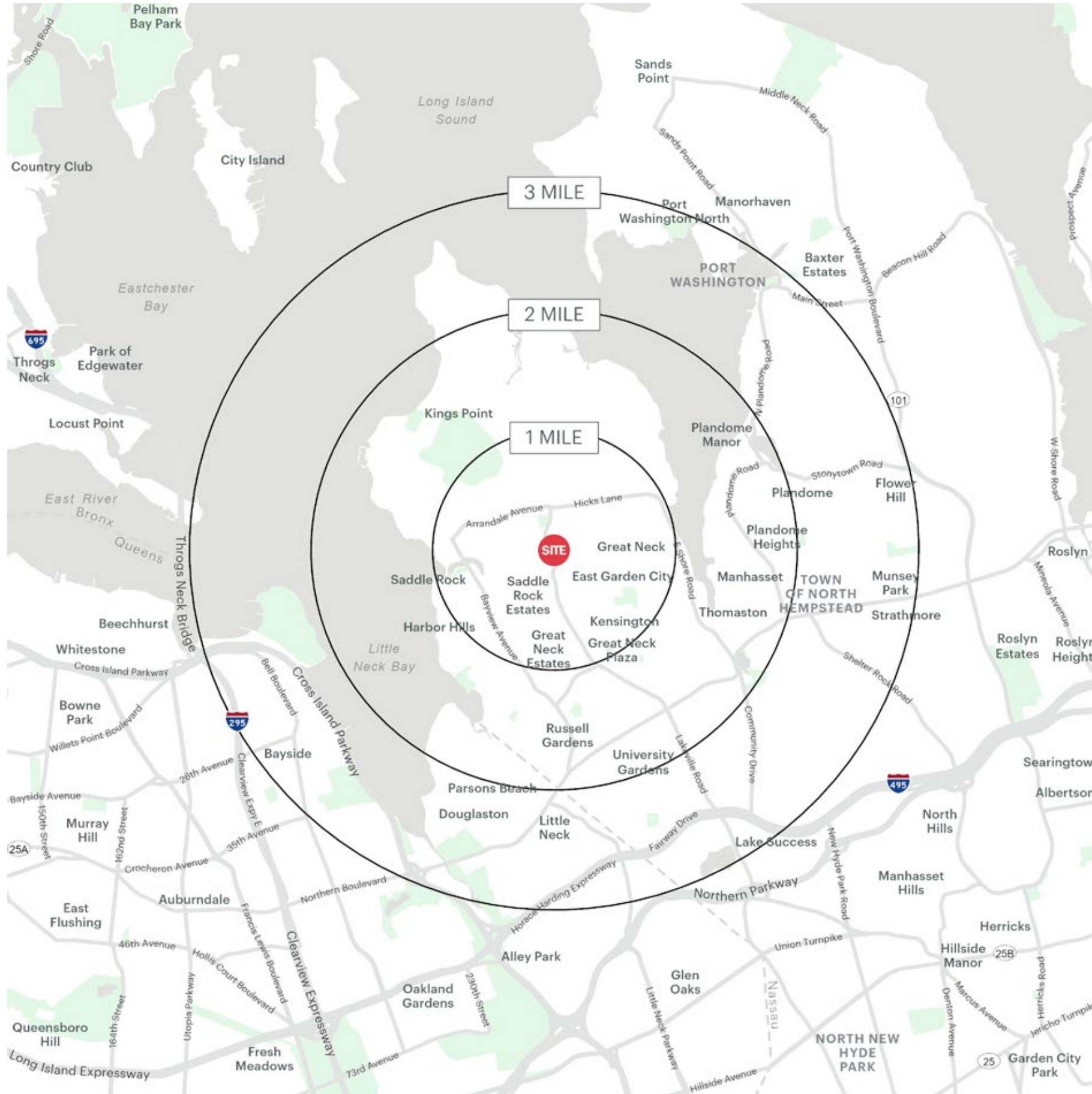


**523-531
MIDDLE NECK ROAD**

FLOOR PLAN



AREA DEMOGRAPHICS



523-531 MIDDLE NECK ROAD GREAT NECK, NEW YORK

1 MILE RADIUS

POPULATION

18,237

HOUSEHOLDS

6,349

AVERAGE HOUSEHOLD INCOME

\$196,348

MEDIAN HOUSEHOLD INCOME

\$120,346

COLLEGE GRADUATES (Bachelor's +)

8,598 - 67.0%

TOTAL BUSINESSES

1,078

TOTAL EMPLOYEES

6,223

DAYTIME POPULATION (w/ 16 yr +)

16,312

2 MILE RADIUS

POPULATION

47,518

HOUSEHOLDS

16,993

AVERAGE HOUSEHOLD INCOME

\$200,422

MEDIAN HOUSEHOLD INCOME

\$124,221

COLLEGE GRADUATES (Bachelor's +)

22,224 - 66.0%

TOTAL BUSINESSES

3,609

TOTAL EMPLOYEES

24,806

DAYTIME POPULATION (w/ 16 yr +)

50,324

3 MILE RADIUS

POPULATION

104,477

HOUSEHOLDS

39,351

AVERAGE HOUSEHOLD INCOME

\$184,424

MEDIAN HOUSEHOLD INCOME

\$116,329

COLLEGE GRADUATES (Bachelor's +)

47,772 - 63.0%

TOTAL BUSINESSES

5,385

TOTAL EMPLOYEES

60,619

DAYTIME POPULATION (w/ 16 yr +)

116,623

AREA DEMOGRAPHICS

