



For Lease

PRIME RETAIL SPACE

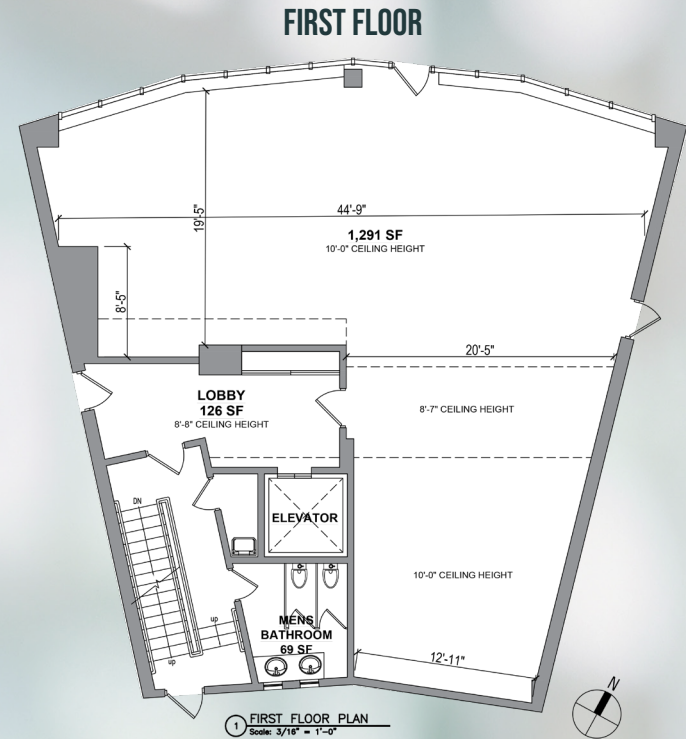
IN THE HEART OF GREAT NECK, NEW YORK



Property highlights

4 GRACE AVENUE

- 1,300 SQUARE FOOT RETAIL STORE
- TROPHY RETAIL BUILDING IN THE HEART OF GREAT NECK PLAZA, NEXT TO CITIBANK
- IDEALLY LOCATED NEAR MAJOR RETAILERS AND LOCAL DINING
- ASKING RENT: \$45 PSF NNN



Property highlights

7 NORTH STATION

- 620 SQUARE FOOT RETAIL
- IMMEDIATE ACCESS TO THE LONG ISLAND RAIL ROAD—(PORT WASHINGTON BRANCH) AND EASY ACCESS TO NORTHERN BLVD & MAJOR ROADWAYS
- PRIME FRONTAGE ON N STATION PLAZA ALLOWING GREAT VISIBILITY TO ALL LIRR PASSENGERS AND OVER 25,000 CARS PER DAY
- WALKING DISTANCE TO SHOPS, RESTAURANTS, AND SERVICES IN THE DOWNTOWN GREAT NECK AREA
- ASKING RENT: \$45 PSF NNN



Property highlights

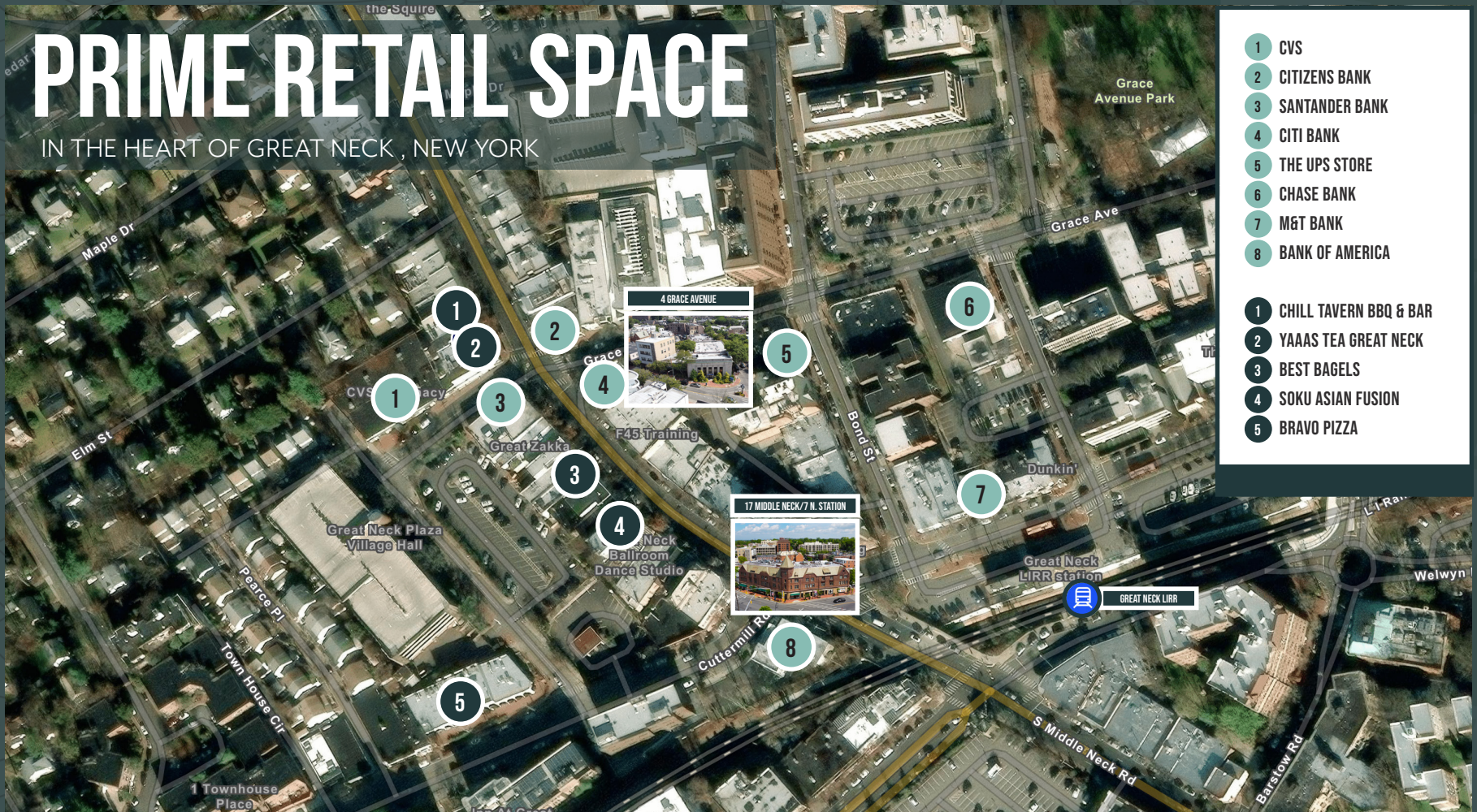
17 MIDDLE NECK ROAD

- 1,000 SQUARE FOOT FORMER RESTAURANT (2,000 SF LOWER LEVEL FREEZER STORAGE/ KITCHEN PREP AREA)
- WALKING DISTANCE TO SHOPS, RESTAURANTS, AND SERVICES IN THE DOWNTOWN GREAT NECK AREA
- PRIME FRONTAGE ON MIDDLE NECK RD ALLOWING VISIBILITY TO OVER 25,000 CARS PER DAY + WALKING TRAFFIC
- IMMEDIATE ACCESS TO THE LONG ISLAND RAIL ROAD—(PORT WASHINGTON BRANCH) AND EASY ACCESS TO NORTHERN BLVD & MAJOR ROADWAYS
- ASKING RENT: \$45 PSF NNN



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- 1 CVS
- 2 CITIZENS BANK
- 3 SANTANDER BANK
- 4 CITI BANK
- 5 THE UPS STORE
- 6 CHASE BANK
- 7 M&T BANK
- 8 BANK OF AMERICA

- 1 CHILL TAVERN BBQ & BAR
- 2 YAAAS TEA GREAT NECK
- 3 BEST BAGELS
- 4 SOKU ASIAN FUSION
- 5 BRAVO PIZZA

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