



For Lease



7 Great Neck Road • Great Neck Plaza • NY

For Pricing Call: 718-437-6100

Joy Vitale
 **718.437.6100 x224**
joy.v@tristatecr.com



Location Overview

Located in the Old Westbury neighborhood of Great Neck Plaza between Ascot Ridge & Watermill Ln near the Great Neck subway station.

High Exposure. Intersection of 2 Major Streets Great Neck Road And Middle Neck Road South. Across The Street From the Gardens of Great Neck Shopping Center. Ample Street Parking And Public Parking Nearby. Next to The LIRR Great Neck Station.

Nearest Transit: Port Washington Branch train at Great Neck and the N26, N25, N57, N58, N20G, N21, & N20H bus lines.

Nearby tenants include Bayside Volkswagen, Public Storage, Sunoco Gas Station, Le Vian Corp., Chocolate Diamonds, Capucelli, The Antique Parlour, Dime Community Bank, Long Island Bird & Exotics Veterinary Clinic, M&R Hotel Management, ISLAND GYRO, Nava Beauty, HoneyGramz, Angel Apparel, French Kyss, Chartered General Contractors. and more!

Main Highlights

- ▶ Top of the line fully equipped commissary kitchen on the lower level
- ▶ Restaurant kitchen on the ground floor
- ▶ High-end 16" stainless steel captive air hood w/exhaust fans
- ▶ Thermal Rite walk-in coolers & freezers
- ▶ Broilers, stove/ovens, griddles, french hot plates, fryers, & pasta cookers
- ▶ High-quality HVAC system
- ▶ High-efficiency water heater with water filtration & softening
- ▶ 27.5' of glass frontage
- ▶ High foot/auto traffic area



13,076 SF

Total Building Size

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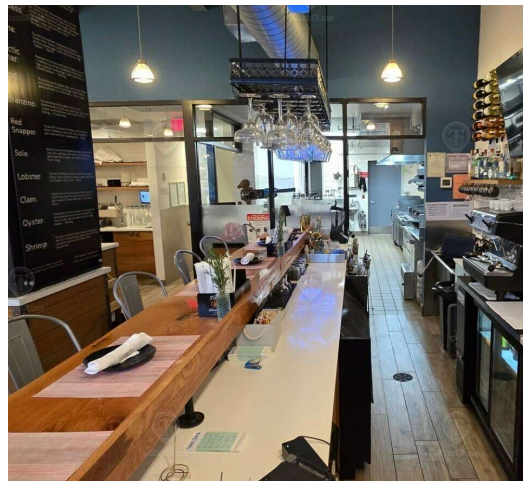
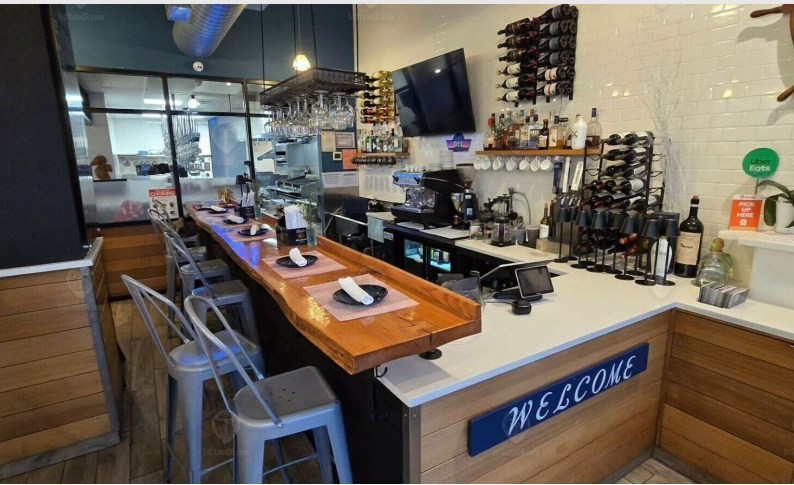
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Additional Photos

7 Great Neck Road, Great Neck Plaza, NY 11021



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Kitchen Equipment for Sale

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EQUIPMENT	NOZZLE QTY	SURFACE AREA	PART #	HEIGHTS	LOCATION
DUCT		50' PER. MAX	1LP		
DUCT	2	150' PERIM. MAX	2W		
PLENUM	2	12' LINEAR MAX	1HP		
FRYER	2	14"x21"	2HP	24"-45"	Over appliances
RANGE HIGH PROX W/BACKSHELF	2	24"x24" MAX	2LP	30"-40"	6" before burner edge
RANGE HIGH PROX NO BACKSHELF		24"x24" MAX	1LP	30"-40"	Within 3" of center
RANGE LOW PROX W/BACKSHELF		12"x24" MAX	1LP	16"-30"	3" from edge
RANGE LOW PROX NO BACKSHELF		24"x24" MAX	2W	16"-30"	Over center
RANGE HIGH PROX NO BACKSHELF		36"x24" MAX	2LP	35"-43"	Over center
WOK		30" DIA. MAX	1HP	30"-48"	Within perimeter
SMALL GRIDDLE		42"x30" MAX	1LP	24"-48"	On perimeter
LARGE GRIDDLE		48"x30" MAX	1LP	30"-43"	6" off edge short side
RADIANT GRILL	2	36"x24" MAX	1HP	30"-48"	Over appliance
LAVA ROCK GRILL		24"x24" MAX	2HP	24"-40"	Over appliance
UPRIGHT BROILER		36"x24" MAX	1LP		Top Corner
CANDY STOVE SINGLE		24"x24" MAX	1LP	30"-40"	Within 3" of center
CANDY STOVE DOUBLE		24"x36" MAX	2LP	35"-43"	Over center
TILT SKILLET		20 1/4"x24" MAX	2HP	24"-45"	Front Edge
EXTRA LARGE GRIDDLE		60"x30" MAX	2LP	24"-48"	On Perimeter
SALAMANDER/CHEESE MELTER	1	36"x24" MAX	1LP		Top Corner
OTHER					

ALL COUNTY FIRE PROTECTION, INC.		
P.O. Box 90		
East Norwich, NY 11940		
631-874-3279 Contact: Walter Gebhardt		
AEL821 HDL243		
7 Great Neck Road		
Great Neck, NY 11021		
By: TDG	No.: AES-1A	Scale: 3/8"

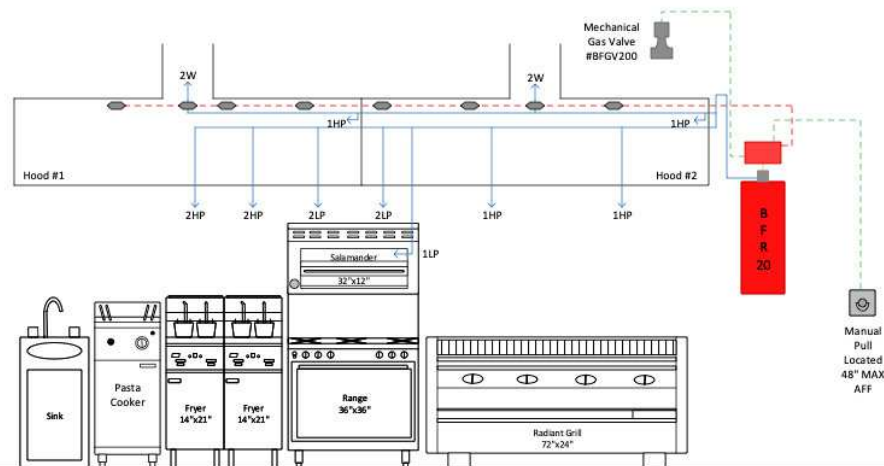
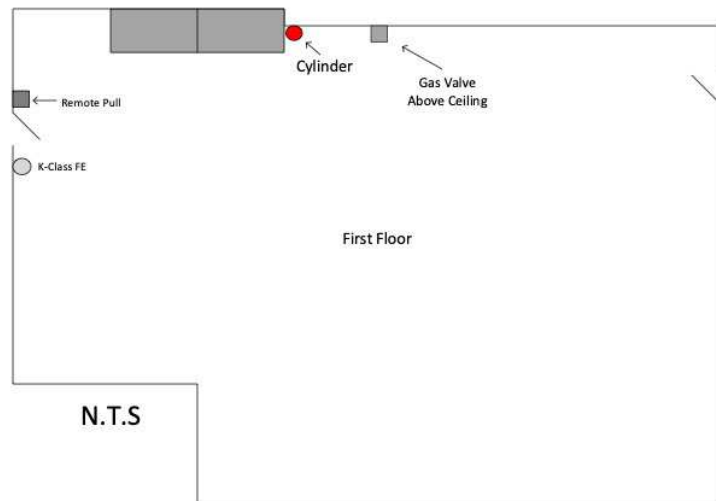
SYSTEM DESIGN	TANK SIZE	MAX. FLOW NUMBERS	MAX. PIPE VOLUME (ml)	MAX VOL. BETWEEN 1st & LAST NOZZLE (ml)
	BFR-5	5	1500	1000
	BFR-10	10	2500	2000
	BFR-15	15	2800	2500
X	BFR-20	20	2800	2500
NOZZLE COLORS				
WHITE-	○	N-2W		
RED-	●	N-1LP		
GREEN-	●	N-2HP		
BLUE-	●	N-1HP		
YELLOW-	●	N-2LP		

Volume Used: 1425.0 ml

AES MANUFACTURER BUCKEYE				
BFR-5	BFR-10	BFR-15	X	BFR-20
Piping Materials: Black Iron				
Supply Pipe Size: 3/8" Black				
Gas Valve Type: Mechanical				
Detector Rating: 360 degrees				
Hood Size: Hood #1 8'0"				
Hood Size: Hood #2 8'0"				
Hood Size: 8'0"				
Duct Size: 14"x12"				
Duct Size: 14"x12"				

EQUIPMENT PART LIST	
BUCKEYE	
Cylinder:	As noted
Gas Valve:	As noted
Nozzles:	As noted
Pull Station:	RPSM
Control Head:	SRM
Detector Hanger:	FLH
Detector Bracket:	FLB
Corner Pulley:	CPCT
Shielded Cable:	BFR-SC-100

GENERAL NOTE:
Fryers to have high limit control to shut off at 425 degrees.
Detectors shall be located over every piece of equipment.
The system installed is per manufacturer's specs and the AIA.
The system has been installed as per UL300.
The following functions to operate upon system discharge:
• Supply air damper closes
• Gas fuel shuts off entire hood
• Exhaust fan remains on
• Electrical fuel shuts off entire hood
All systems to activate simultaneously in the same hazard area.
Fire Alarm shall activate 10 seconds after building.
Manual Pull is located 10-20 feet from hood and 42"-48" from the floor.
All fuel sources are gas unless otherwise noted.



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Aerial Map

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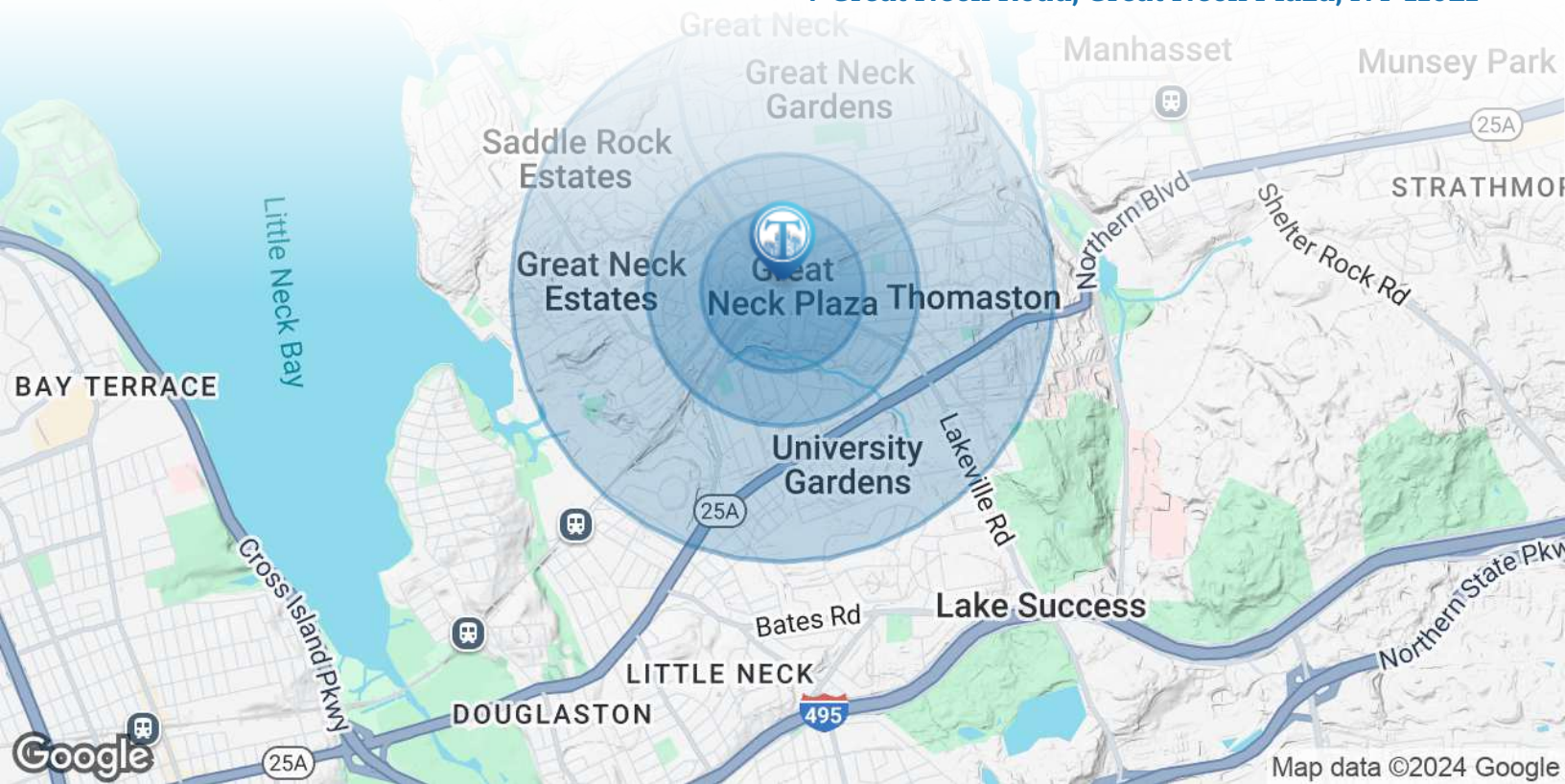
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Area Demographics

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POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	4,295	10,216	25,524
Average Age	47	47	45
Average Age (Male)	44	44	42
Average Age (Female)	50	49	46



25,524

People within 1 Mile

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	2,055	4,579	9,804
# of Persons per HH	2.1	2.2	2.6
Average HH Income	\$153,239	\$163,928	\$190,511
Average House Value	\$839,186	\$954,388	\$1,126,128



\$190,511

Avg Household Income

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Retailer Map

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Map
data
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Google

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Money Option

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