



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Lease



Fully Built-Out Restaurant/Bar Key Money Option

3,500 SF

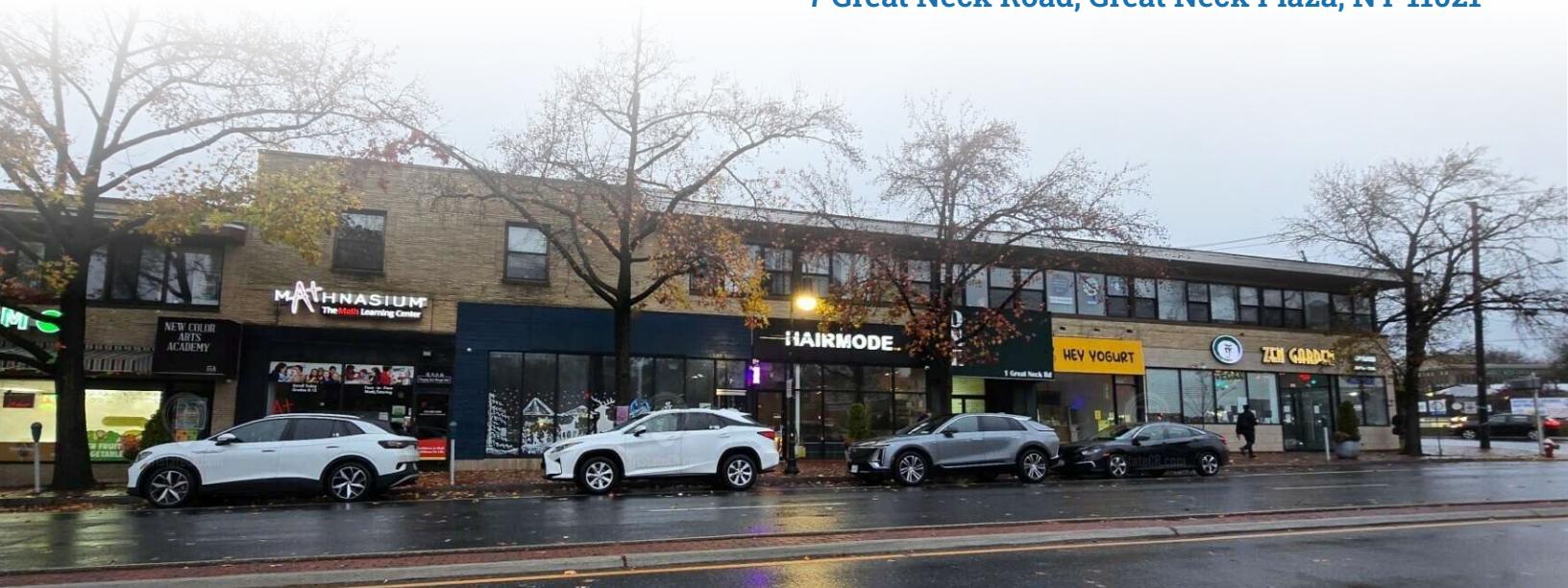
7 Great Neck Road • Great Neck Plaza • NY

For Pricing Call: 718-437-6100

Shlomi Bagdadi
718.437.6100
sb@tristatecr.com

Joy Vitale
718.437.6100 x224
joy.v@tristatecr.com

7 Great Neck Road, Great Neck Plaza, NY 11021



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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Additional Photos

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Kitchen Equipment for Sale

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EQUIPMENT	NOZZLE QTY	SURFACE AREA	PART #	HEIGHTS	LOCATION
DUCT		50' PERM. MAX	1LP		
DUCT	2	150' PERM. MAX	2W		
PLENUM	2	12' LINEAR MAX	1HP		
FRYER	2	14" x 21"	2HP	24" 45"	Over appliance
RANGE HIGH PROX W/BACKSHELF	2	24" x 24" MAX	2LP	30" 40"	6" before burner edge
RANGE HIGH PROX NO BACKSHELF		24" x 24" MAX	1LP	30" 40"	Within 3" of center
RANGE LOW PROX W/BACKSHELF		12" x 24" MAX	1LP	16" 30"	3" from edge
RANGE LOW PROX W/BACKSHELF		24" x 24" MAX	2W	16" 30"	Over center
RANGE HIGH PROXNO BACKSHELF		36" x 24" MAX	2LP	35" 43"	Over center
WOK		30" DIA. MAX	1HP	30" 48"	Within perimeter
SMALL GRIDDLE		42" x 30" MAX	1LP	24" 48"	On perimeter
LARGE GRIDDLE		48" x 30" MAX	1LP	30" 43"	6" off edge short side
RADIANT GRILL	2	36" x 24" MAX	1HP	30" 48"	Over appliance
LAVAL ROCK GRILL		24" x 24" MAX	2HP	24" 40"	Over appliance
UPRIGHT BROILER		36" x 24" MAX	1LP		Top Corner
CANDY STOVE SINGLE		24" x 24" MAX	1LP	30" 40"	Within 3" of center
CANDY STOVE DOUBLE		24" x 36" MAX	2LP	35" 43"	Over center
LT1 SKILLET		20 1/4" x 24" MAX	2HP	24" 45"	Front Edge
EXTRA LARGE GRIDDLE		60" x 30" MAX	2LP	24" 48"	On Perimeter
SLAMALAMER/CHEESE MELTER	1	36" x 24" MAX	1LP		Top Corner
other					

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

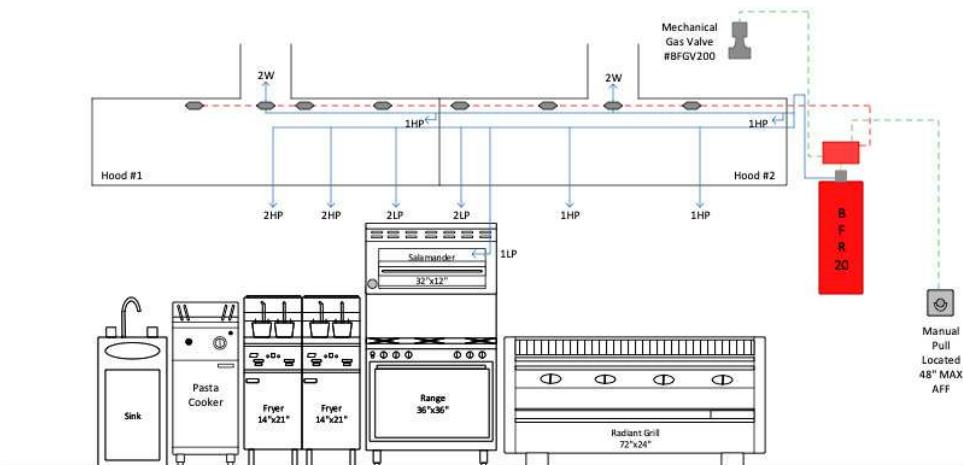
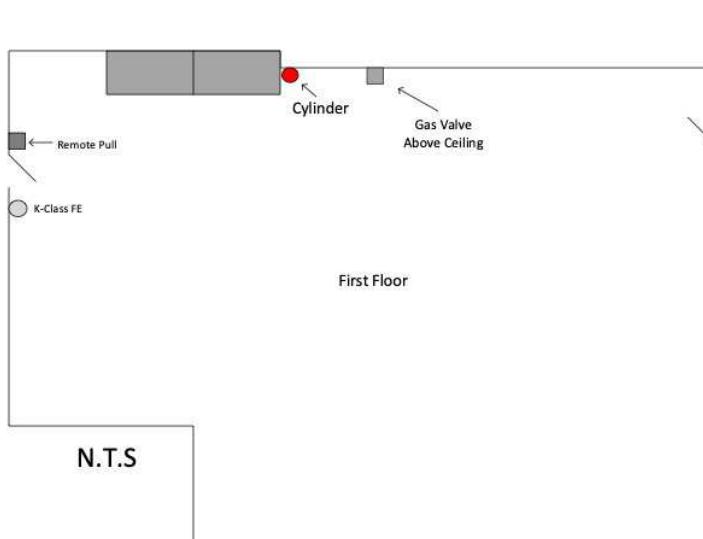
NOZZLE COLORS		
WHITE-	○	N-2W
RED-	●	N-1LP
GREEN-	●	N-2HP
BLUE-	●	N-1HP
YELLOW-	●	N-2LP

Volume Used: 1425.0 ml

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

EQUIPMENT PART LIST	
BUCKEYE	PART #:
Cylinder:	As noted
Gas Valve:	As noted
Nozzles:	As noted
Pull Station:	RPSM
Control Head:	SRM
Detector Hanger:	FLH
Detector Bracket:	FLB
Comer Pulley:	CPC7
Shielded Cable:	BFR-SC-100

GENERAL NOTE:
For you to have full control to shut off at 425 degrees.
The system shall be installed over every piece of equipment.
The system is installed as an independent species and the AHU.
The system has been installed as per UL300.
The following functions to operate upon system discharge:
• Supply air cleaner doses
• Supply air cleaner heated
• Exhaust fan remains on
• Electrical fuel shutoffs of under hood
• Air flow to waste burners only in the existing hazard areas
All valves to waste burners only in the existing hazard areas
Manual PULL is located 10.2 feet from hood and 42°-46° from the floor
All fuel sources will be otherwise noted.



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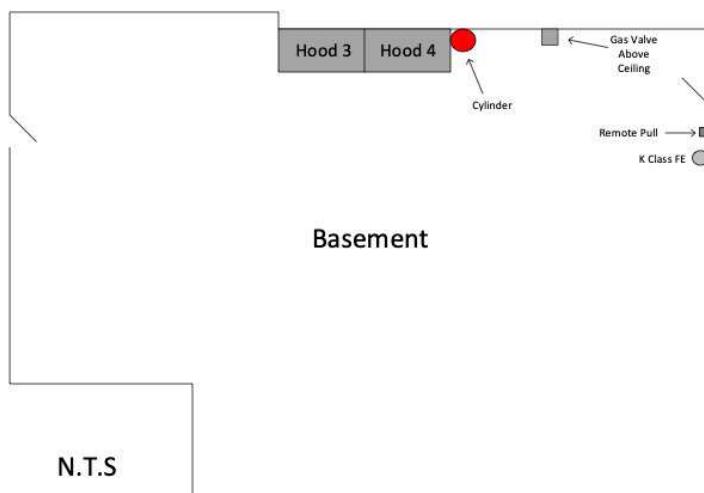
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ALL COUNTY FIRE PROTECTION, INC.			
P.O. Box 90			
East Moriches, NY 11940			
631-874-3279 Contact: Walter Gebhardt			
AEL821	HDL243		
7 Great Neck Road			
Great Neck, NY 11021			
By:	TDG	No.:	AES-2A
Scale:	%"		

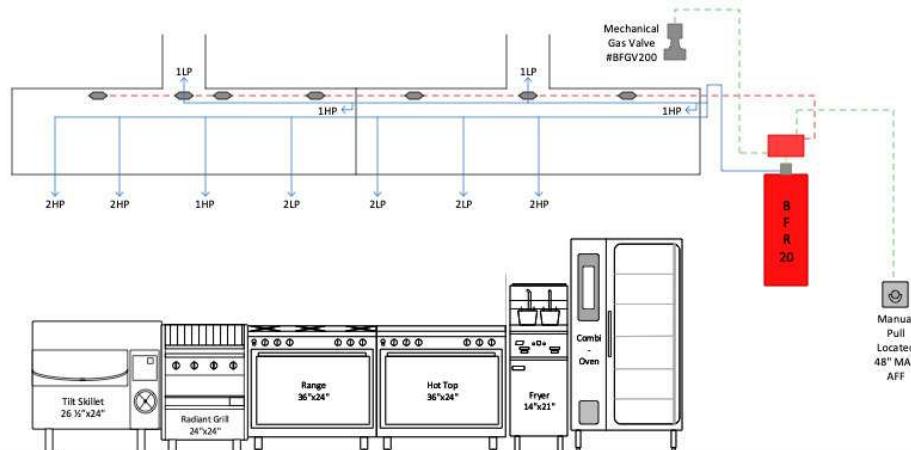
QTY	SURFACE AREA	PART #	HEIGHTS	LOCATION
2	50' PER MAX	1LP		
	150' PERM. MAX	2W		
2	12' LINEAR MAX	1HP		
1	14"x21"	2HP	24"-45"	Over appliance
3	24"x24" MAX	2LP	30"-40"	6" before burner edge
	24"x24" MAX	1LP	30"-40"	Within 3" of center
	12"x24" MAX	1LP	15"-30"	3" from edge
	24"x24" MAX	2W	18"-30"	Over center
	36"x24" MAX	2LP	35"-43"	Over center
	30" DIA. MAX	1HP	30"-48"	Within perimeter
	42"x30" MAX	1LP	24"-48"	On perimeter
	48"x30" MAX	1LP	30"-43"	6" off edge short side
1	36"x24" MAX	1HP	30"-48"	Over appliance
	24"x24" MAX	2HP	24"-40"	Over appliance
	38"x24" MAX	1LP		Top Corner
	24"x24" MAX	1LP	30"-40"	Within 3" of center
	24"x36" MAX	2LP	35"-43"	Over center
2	20 1/4"x24" MAX	2HP	24"-45"	Front Edge
	60"x30" MAX	2LP	24"-48"	On Perimeter
	36"x24" MAX	1LP		Top Corner

GENERAL NOTE:
Fryers have half limit control to shut off at 425 degrees. Distillation shall be located over every piece of equipment. The tool installed as per manufacturer specs and the AHU. The tool shall be certified by the manufacturer per UL285. The following function to operate during system discharge:
• Supply air damper closes
• Damper fails to close
• Extract fan remains on
• Electrical heat shut off under hood
All systems to activate at 425 degrees in the same hazard area.
Fry Aqueous: 10 ft. from fryer to nearest structure in building.
Marshall Pail is located 10-20 feet from hood and 4'-2" 48" from the floor.
All fuel sources are gone unless otherwise noted.

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
Comer Pulley	CPCT
Sheeted Cable:	BFR-SC-100



AES MANUFACTURER		BUCKEYE			
BFR-5		BFR-10		BFR-15	
Piping Materials:	Black Iron	Max Rise:	10'		
Supply Pipe Size:	3/8" Black	Branch Pipe Size:	3/8" Black		
Gas Valve Type:	Mechanical	Size:	2"	Mfg.:	ASCO
Detector Rating:	360 degrees	Quantity:	7		
Hood Size:	Hood #3	Duct Size:	12"x12"		
Hood Size:	Hood #4	Duct Size:	12"x12"		
Hood Size:		Duct Size:			



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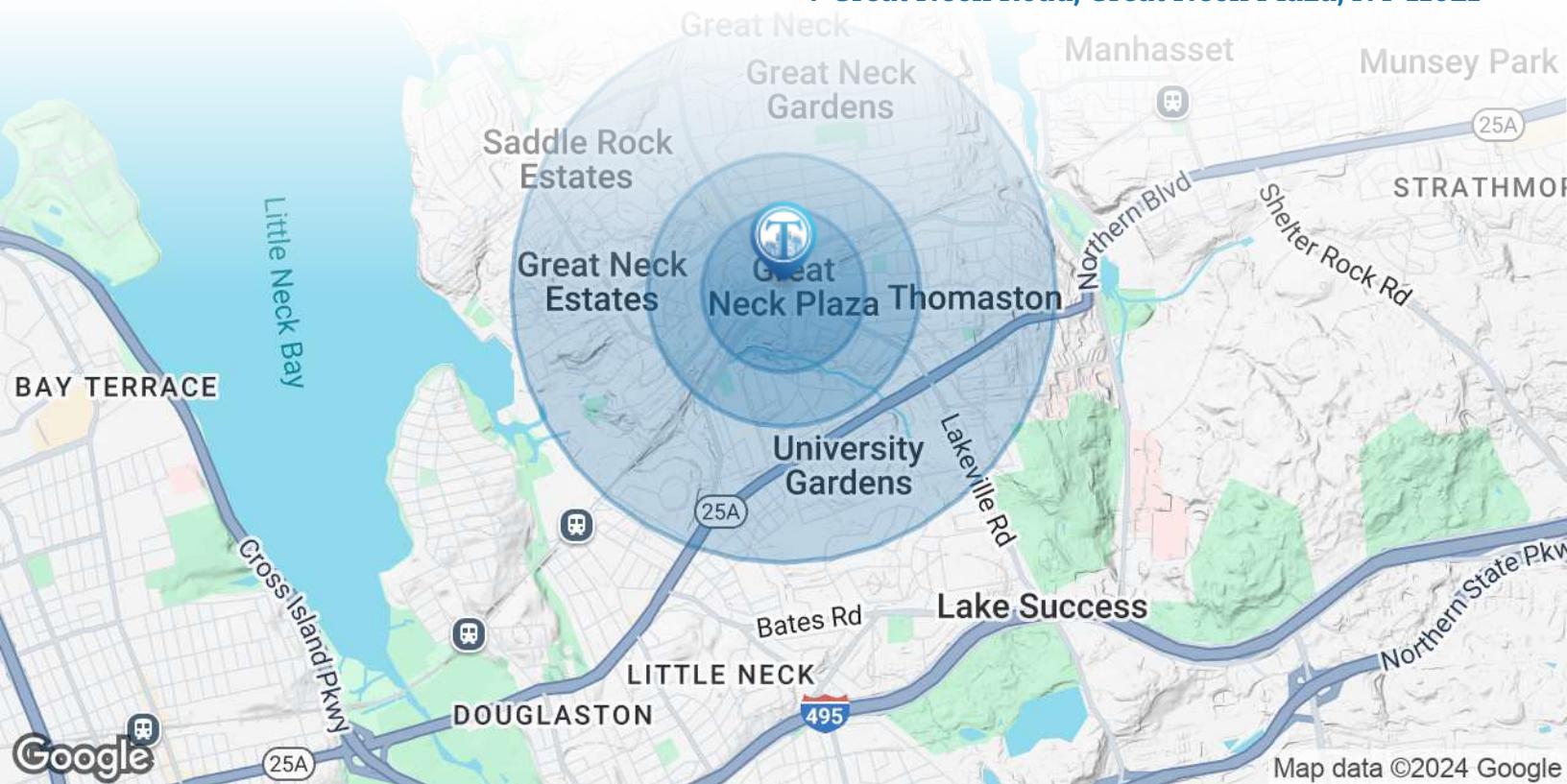
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Area Demographics

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
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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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HAIRMOD

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Money Option

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SITE SOURCE
RETAIL BROKER NETWORK