



1322 Old Northern Blvd

Roslyn, NY 11576

For Sale

Retail

PROPERTY PRICE:

\$850,000

PRESENTED BY:



Howell Silverman

Exit Kingdom Realty
3017 Hempstead Tpke Fl 2
Levittown, NY, 11756
Office: 516-749-4511
Mobile: 516-749-4511



Listing Date : 02/07/2019
Updated Date : 02/08/2019
Lot Size : 1,760 Sqft
Building Size : 2,220 Sqft
Available Space : 2,220 Sqft

PROPERTY DESCRIPTION :

Free standing mixed use building in the heart of Roslyn. Retail space of approx 888 sf with 22ft Frontage on Old Northern Blvd, sees 18,625+ vehicles daily. A duplex apartment above offers a Kitchen, Dining Room, Family Room and bathroom and then 2 bedrooms upstairs. Property is located in the Village and is zone C-V (Commercial Village) Please do not approach retail occupants. All information can be obtained through the listing broker.

AREA PROPERTY DESCRIPTION :

Roslyn, New York

From Wikipedia, the free encyclopedia

Roslyn, New York

[Village](#)

Village of Roslyn

For more information about this listing, please visit <https://www.nycommercialnetwork.org>



Clock tower at Main Street and Old Northern Boulevard, Roslyn's best-known landmark



Location in [Nassau County](#) and the state of [New York](#).



Location within the state of New York

Coordinates:  [40°48′0″N 73°39′02″W](#)Coordinates:  [40°48′0″N 73°39′02″W](#)^[1]

Country	United States
State	New York
Town	North Hempstead
Settled	1643 ^[2]
Incorporated	1932 ^[2]

Government

- **Mayor** John Durkin

Area

^[1]

- **Total** 0.6 sq mi (2 km²)
- **Land** 0.6 sq mi (2 km²)

Elevation

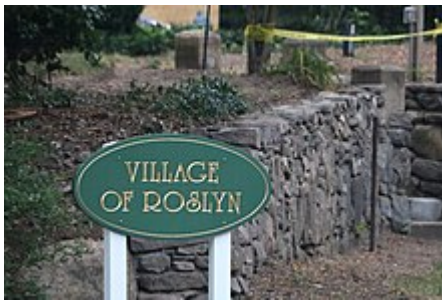
^[3]

91 ft (300 m)

Population

(2010)^[4]

• Total	2,770
• Estimate (2016) ^[5]	2,856
• Density	4,600/sq mi (1,800/km ²)
<u>Time zone</u>	UTC-5 (Eastern (EST))
• Summer (DST)	UTC-4 (EDT)
<u>ZIP code(s)</u>	11576
<u>Area code(s)</u>	516
<u>FIPS code</u>	36-63770
<u>GNIS feature ID</u>	0962929
Website	www.historicroslyn.org



Village of Roslyn sign



Bryant Avenue



The Roslyn Viaduct connects to [Manhasset](#) to the west.

Roslyn (/ˈroʊlɪn/ *ROZ-lin*) is a [village](#) in [Nassau County, New York](#), on the [North Shore](#) of [Long Island](#). As of the [2010 Census](#), the village population was 2,770. Initially Roslyn was settled in the year 1633.^[6] Roslyn was once called Hempstead Harbor, but its name changed to Roslyn on September 7, 1844 due to postal confusion regarding all the other "Hempsteads" scattered about Long Island.^[7]

For more information about this listing, please visit <https://www.nycommercialnetwork.org>

The **Village of Roslyn** is at the eastern edge of the [Town of North Hempstead](#).

Geography

According to the [United States Census Bureau](#), the village has a total area of 0.6 square miles (1.6 km²), of which, 0.6 square miles (1.6 km²) of it is land and 1.56% is water.

Demographics

Historical population

Census	Pop.	%±
1940	972	—
1950	1,612	65.8%
1960	2,681	66.3%
1970	2,607	−2.8%
1980	2,134	−18.1%
1990	1,965	−7.9%
2000	2,570	30.8%
2010	2,770	7.8%
Est. 2016	2,856 ^[5]	3.1%

U.S. Decennial Census^[8]

2010 Census

As of the 2010 [census](#) ^[9] the population was 86% [White](#) (76% [Non-Hispanic White](#)), 2.2% [Black or African American](#), 0.2% [Native American](#), 8.85% [Asian](#), 2.6% from [other races](#), and 2.2% from two or more races. [Hispanic](#) or [Latino](#) of any race were 11.2% of the population.

2000 Census

As of the census ^[4] of 2000, there were 2,570 people, 1,060 households, and 603 families residing in the village. The [population density](#) was 4,082.2 people per square mile (1,575.1/km²). There were 1,124 housing units at an average density of 1,785.4 per square mile (688.9/km²). The racial makeup of the village was 86.81% [White](#), 2.33% [African American](#), 0.08% [Native American](#), 6.15% [Asian](#), 2.02% from [other races](#), and 2.61% from two or more races. [Hispanic](#) or [Latino](#) of any race were 6.34% of the population.

There were 1,060 households out of which 25.8% had children under the age of 18 living with them, 47.3% were [married couples](#) living together, 7.1% had a female householder with no husband present, and 43.1% were non-families. 37.7% of all households were made up of individuals and 9.5% had someone living alone who was 65 years of age or older. The average household size was 2.17 and the average family size was 2.89.

In the village, the population was spread out with 18.2% under the age of 18, 3.6% from 18 to 24, 30.2% from 25 to 44, 25.3% from 45 to 64, and 22.7% who were 65 years of age or older. The median age was 44 years. For every 100 females, there were 83.8 males. For every 100 females age 18 and over, there were 78.4 males.

The median income for a household in the village was \$72,404, and the median income for a family was \$101,622. Males had a median income of \$65,156 versus \$45,221 for females. The [per capita income](#) for the village was \$47,166. About 1.3% of families and 4.1% of the population were below the [poverty line](#), including 2.9% of those under age 18 and 2.7% of those age 65 or over.

Politics

Politically, Roslyn leans strongly [Democratic](#). In 2008, Democrat [Barack Obama](#) defeated [Republican John](#)

For more information about this listing, please visit <https://www.nycommercialnetwork.org>

[McCain](#) 59%-40%.

Greater Roslyn area

In addition to the Village of Roslyn, the following villages and unincorporated areas are considered part of the Greater Roslyn area:

- [East Hills](#)
- [Flower Hill](#)
- [Greenvale](#)
- [Roslyn Estates](#)
- [Roslyn Harbor](#)
- [Roslyn Heights](#)
- [Searingtown](#)

Education

The school district in the Roslyn Union Free School District is made up of five schools: Heights School, Harbor Hill School, East Hills School, Roslyn Middle School, and [Roslyn High School](#).^[10] Roslyn High School is ranked 42nd in the state and 342nd in the nation^[11] The Roslyn mascot for their athletic teams is a Bulldog.

The Heights School serves as pre-kindergarten and kindergarten for the entire district, and as first grade for half the students in the Roslyn area (students that will attend East Hills School for elementary school).

The two elementary schools each serve half of the Roslyn school district. Harbor Hill School provides education for students in grades one through five. The East Hills School serves students in grades two through five.

Roslyn Middle School has grades six through eight. [Roslyn High School](#), built on land donated by the Mackay family, serves students in grades nine through twelve.

Notable people

- [Gary Ackerman](#), Democratic Congressman for the 5th District of New York State
- [Eric Asimov](#), former dining reporter for [The New York Times](#)
- [Deborah Asnis](#), [infectious disease specialist](#), reported the first human cases of [West Nile virus in the United States](#) in 1999^[12]
- [Frances Hodgson Burnett](#), author of *The Secret Garden*, *A Little Princess* and *Little Lord Fauntleroy*
- [Nathan Banks](#), entomologist and arachnologist.
- [William Casey](#), former director of the [CIA](#)
- [Michael Crichton](#), author of *Jurassic Park* and creator of *ER*
- [William Cullen Bryant](#), poet, journalist and editor
- [Allison Danzig](#), sportswriter for *The New York Times* and author
- [Hal David](#), Grammy-winning, lyrics-writing partner of composer [Burt Bacharach](#)
- [Judy Steinberg Dean](#), physician, First Lady of [Vermont](#) (1991–2003) and wife of former Gov. [Howard Dean](#), Roslyn High School graduate
- [Katarzyna Dolinska](#), contestant on *America's Next Top Model*
- [Carolyn Gusoff](#), journalist
- Jeffrey Guterman, author of "[Mastering the Art of Solution-Focused Counseling](#)", Roslyn High School graduate
- [Roman Hamrlík](#), retired [National Hockey League](#) defenseman
- [Ken Hechler](#), [West Virginia](#), Democratic politician
- [Paul Housberg](#), artist
- [Stan Isaacs](#), [Newsday](#) sports columnist
- [Jesse Itzler](#), entrepreneur, author, co-owner of the [Atlanta Hawks](#)
- [Henry Jackson](#), financier
- [Brian Koppelman](#), filmmaker, essayist, podcaster, TV series creator, former music business executive and record producer

- [Bobby Kotick](#), CEO, president, and a director of [Activision Blizzard](#)
- [Edward Lampert](#), Chairman of [Sears Holding Company](#)
- [Kenneth Langone](#), Home Depot Founder And NYU Langone Health namesake
- [Wendy Liebman](#), comedian
- [Clarence Mackay](#), financier
- [Bernard Madoff](#), former [NASDAQ](#) chairman and swindler ^[13]
- [Janet Maslin](#), former *New York Times* critic
- [Shep Messing](#) (born 1949), Olympic soccer goalkeeper and current broadcaster
- [Chris Miller](#), co-writer of screenplay for *Animal House*
- [Gabriela Mistral](#), Chilean poet and Nobel laureate
- [Christopher Morley](#), foremost American children's author who died at his home, "Green Escape", in Roslyn Estates in 1957
- [Frank C. Moore](#), artist and AIDS activist
- [Eugene H. Nickerson](#), Democratic Nassau County Executive, Long Island, N.Y., 1962–1970, and federal district court judge whose trials included the [Abner Louima](#) police brutality case
- [Lilly Pulitzer](#), socialite and fashion designer
- [J.P. Rosenbaum](#), winner of Season 7 of ABC's *The Bachelorette*
- [Michael Sampson](#), children's author
- [Jose Santos](#), jockey and winner of the 2003 [Kentucky Derby](#)
- [Adam Schefter](#), [NFL](#) reporter for [ESPN](#) who lives in Roslyn Harbor
- [Jen Selter](#), fitness model and internet celebrity
- [Gregory B. Starr](#), Assistant Secretary for Diplomatic Security (2013 – 2017)
- [Darin Strauss](#), author
- [Darryl Strawberry](#), former [Major League Baseball](#) outfielder
- [Stephen Taber](#), [Congressman](#) from New York from 1865–1869
- [Van Toffler](#), former MTV executive
- [Whitney Tower](#), former president of [National Museum of Racing and Hall of Fame](#)
- [Fred Wilpon](#), owner of the [New York Mets](#)
- [Jeff Wilpon](#), COO, the [New York Mets](#), son of Fred Wilpon

See also

- [Roslyn \(LIRR station\)](#)

References

- ↑ [Jump up to:^a ^b "US Gazetteer files: 2010, 2000, and 1990". *United States Census Bureau*. 2011-02-12. Retrieved 2011-04-23.](#)
- ↑ [Jump up to:^a ^b Sloam, Myrna \(2006\). "Timeline of Roslyn History". *Nassau County Library*. Archived from *the original* on 2008-07-04. Retrieved 2008-07-02.](#)
- ↑ "US Board on Geographic Names". *United States Geological Survey*. 2007-10-25. Retrieved 2008-01-31.
- ↑ [Jump up to:^a ^b "American FactFinder". *United States Census Bureau*. Retrieved 2008-01-31.](#)
- ↑ [Jump up to:^a ^b "Population and Housing Unit Estimates".. Retrieved June 9, 2017.](#)
- ↑ *NY, Village of Roslyn*,. "Village of Roslyn, NY - About Roslyn". *www.historicroslyn.org*. Retrieved 2016-04-17.
- ↑ [About Roslyn Archived](#) 2007-09-27 at the [Wayback Machine](#)
- ↑ "Census of Population and Housing". *Census.gov*. Retrieved June 4, 2015.
- ↑ http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=DEC_10_DP_DPDP1
- ↑ [Roslyn Public Schools](#)
- ↑ "Roslyn High School in ROSLYN HEIGHTS, NY | Best High Schools | US News". *www.usnews.com*. Retrieved 2016-04-17.
- ↑ *Colker, David* (2015-09-21). "Deborah Asnis dies at 59; helped detect West Nile virus in U.S." *Los Angeles Times*. Retrieved 2015-10-10.
- ↑ "Wall Street legend Bernard Madoff arrested over \$50 billion Ponzi scheme". *The Times*. London. 2008-12-12. Retrieved 2010-05-22.



Wikimedia Commons has media related to [***Roslyn, New York***](#).

External links

- [Roslyn, New York](#)
- [Pictures and Info on Roslyn's Historic Estates](#)