



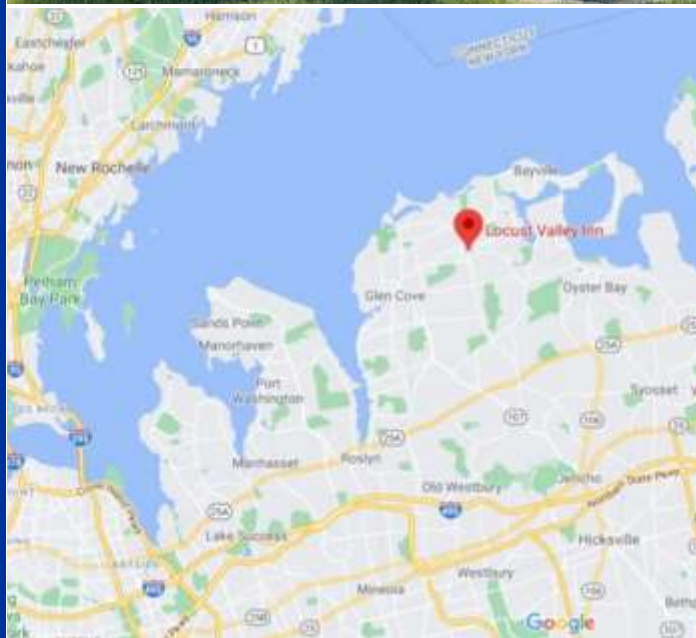
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**Call: Gabor Karsai**  
**516-359-8028**

**RESTAURANT FOR SALE/LEASE**

**225 Birch Hill Road**  
**Locust Valley, NY 11560**

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- **REDUCED Sale Price: \$1,500,000**
- **Sale Price includes Real Estate, Personal Property and Business**
- **Lease price: \$8,000/Mo**
- **Lease Key Money: \$150,000**
- **Taxes: \$22,733**
- **Land size: 11,829 Sf**
- **Building size: 4,200 Sf**
- **Well established, long running**
- **Seats: 150 + Patio seating**
- **Parking spots: 20**
- **Full Bar, Party Room upstairs**
- **Dream demographics**
- **31,000 VPD**
- **Across from supermarket**

Information herein is believed to be correct but is not warranted. Purchaser/Tenant is strongly encouraged to verify the accuracy of all material information contained in this listing brochure. This verification should include all information for Purchaser's/Tenant's intended use of the property for any particular purpose. All information contained herein are representations from many sources including the seller/landlord. The broker has undertaken no independent investigation to verify the accuracy of the information provided.

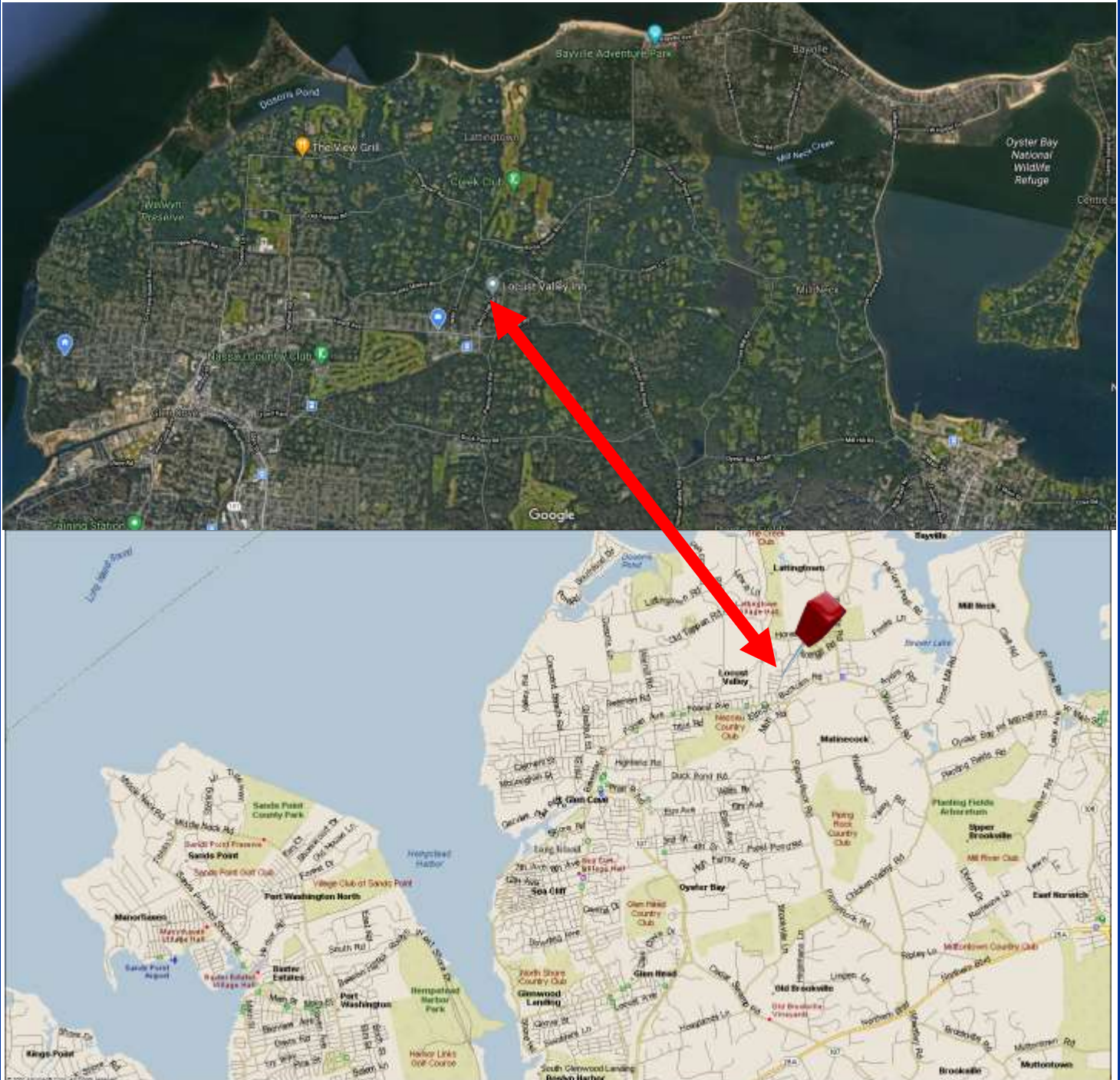




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## AERIAL PHOTO & MAP

### In The Heart of Long Island's Gold Coast







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## AERIAL VIEW







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## PHOTOS







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## PHOTOGRAPHS

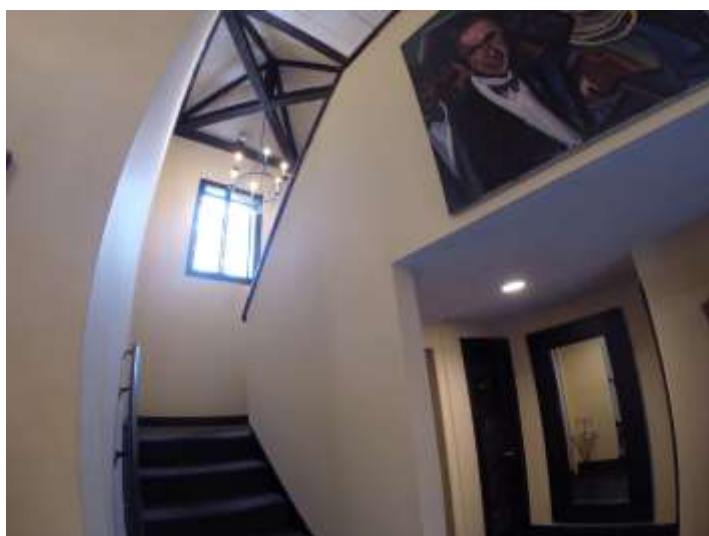






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## PHOTOGRAPHS



# Locust Valley, New York

From Wikipedia

**Locust Valley** is a hamlet and census-designated place (CDP) located in Nassau County, New York. Locust Valley is an unincorporated area of the Town of Oyster Bay. As of the United States 2010 Census, the CDP population was 3,406. The area is commonly identified with its W.A.S.P and "White Shoe" culture surrounding a group of polo and golf clubs, primarily the secretive Piping Rock Club, as well as the equally prestigious Creek Club, in the neighboring incorporated villages of Matinecock and Lattingtown, respectively. The town is also known for Locust Valley lockjaw.

Figures ranging from the Duke of Windsor to John Lennon to Franklin D. Roosevelt have spent considerable time in Locust Valley.<sup>[1]</sup>

In 1667, Captain John Underhill negotiated with the Matinecock Indians to purchase land for a settlement that he and his fellow colonists would call Buckram.<sup>[3]</sup> The town name lasted for nearly 200 years, until in 1856 the name was changed to Locust Valley based on the number of locust trees located in the area.

On April 19, 1869, the Long Island Rail Road opened the extension of the Glen Cove line, via a single track to Locust Valley, making it the terminus of the line until the railroad was extended to its current terminus in Oyster Bay in 1889.

With the arrival of the Long Island Rail Road, a commercial center developed and thrived around the Locust Valley station and the nearby intersection of Forest Ave/Buckram Road and Birch Hill Road. As the North Shore of Long Island grew into the Gold Coast in the early 20th century, the commercial center grew to serve the great estates that were being established in the surrounding communities of Bayville, Centre Island, Lattingtown, Mill Neck, Matinecock, Muttontown and The Brookvilles.

By 1927, the wealthy Harrison Williams had established himself at his 150-acre (0.61 km<sup>2</sup>) Delano & Aldrich designed estate "Oak Point" at Bayville, on nearby Pine Island. Weekend guests (which several times included Scott Fitzgerald, the Prince of Wales, Cecil Beaton & Winston Churchill) arriving at the Locust Valley Station were often fetched in one of his fleet of Rolls Royce motorcars which would stop in the hamlet for last-moment provisions. At that time, Williams, a Wall Street tycoon, was considered the wealthiest American, and John Kenneth Galbraith wrote, in his book about the great depression, of Williams' pyramiding of utilities holding companies, "If there must be madness something may be said for having it on a heroic scale".

In the 1940s and 50s, Locust Valley was the country home of Robert A. Lovett, a partner (with Prescott Bush) in Brown Brothers Harriman Bank on Wall Street and a former United States Secretary of Defense; Elizabeth Shoumatoff, renowned portrait painter of President Franklin D. Roosevelt, and other local luminaries; and finally, Leonard Hall, The National Chairman of the Republican Party. The hamlet was also a regular stop for rest and relaxation for the Duke of Windsor and Cole Porter.

As the commercial center, with the railroad station for the surrounding Gold Coast communities, the geographically small Locust Valley became the name of reference for all surrounding areas between Glen Cove and Oyster Bay. This larger community, which now constitutes the Locust Valley School service area, was associated with the upper-class accent prevalent on the great estates: "Locust Valley Lockjaw". While the accent is not heard as much as it once was, Locust Valley remains a social center for upper-class New Yorkers. Many are members of the exclusive clubs in the area: Piping Rock Club, The Creek, Beaver Dam and the Seawanhaka Corinthian Yacht Club.

The Cock-Cornelius House, Matinecock Friends Meetinghouse, and George Underhill House are listed on the National Register of Historic Places.



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## PROPERTY DESCRIPTION

### Description

2022 2021 2020 2019 2018

#### 2022 Year Description

Roll Year	2021-2022	Land Category	COMMERCIAL	Liber / Page (Deed#)	12609 0748
Property Size Code		Land Title	RESTAURANT, FULL SERVICE AND BEVERAGES		
Property Class Code	421.14	Land Description			
Item Number		NYS School Code	282403	NYS SWIS Code	282489
				Lot Grouping	106-107

### Current Year Inventory

#### Building Detail

Card	BLD	Built	Grade	Structure	Area	SF	Stories	Floors	Units	Use
1	1	1974	B	RESTAURANT-AVERAGE	921	921	1	M1-M1	0	RESTAURANT-AVG
1	1	1974	B	RESTAURANT-AVERAGE	3257	3257	1	01-01	0	RESTAURANT-AVG
1										

#### Current Year Inventory

Tax Year	2022
Card	1
School District	LOCUST VALLEY/LOCUST VALLEY CSD # 3 - 4
Acres	.2716
Lot Frontage	104
Lot Depth	104
Lot Square Footage	11829
Land Code	PRIMARY SITE
Location	NEIGHBORHOOD OR SPOT
Year Built	1974

## TAX MAP







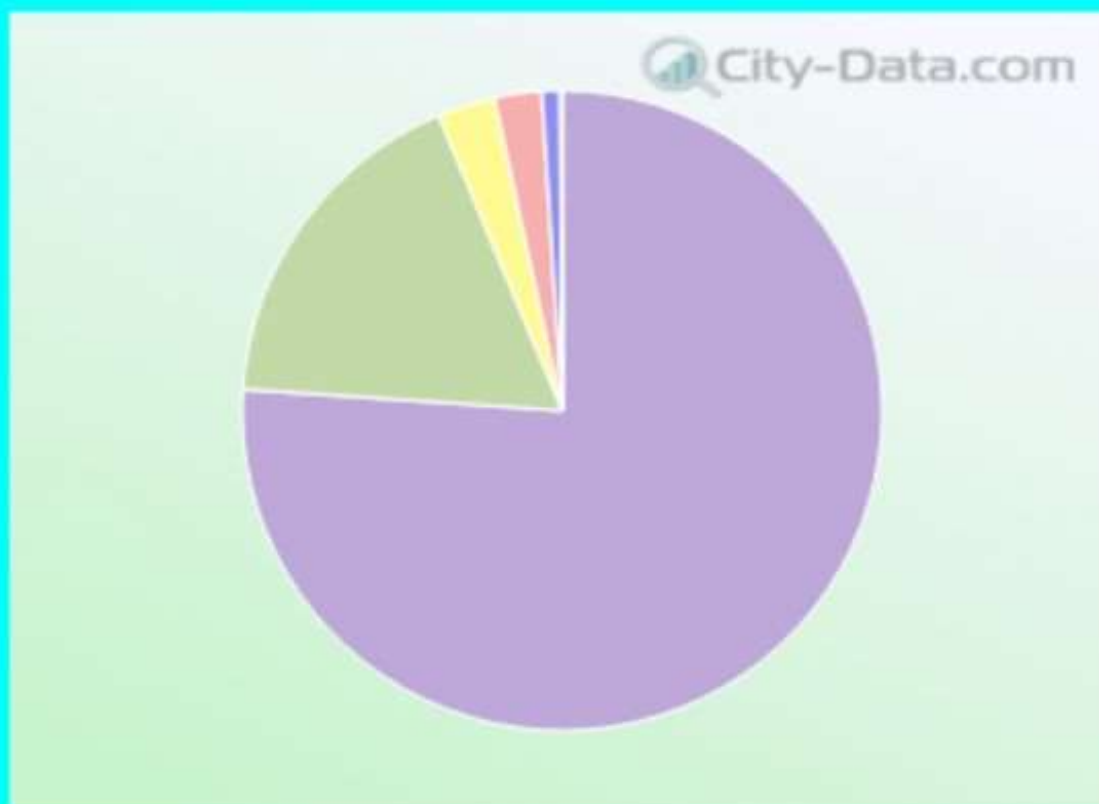
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## DEMOGRAPHICS

### Locust Valley compared to New York state average:

- Median household income above state average.
- Median house value above state average.
- Unemployed percentage significantly below state average.
- Black race population percentage significantly below state average.
- Renting percentage below state average.
- Length of stay since moving in significantly above state average.
- Number of rooms per house above state average.
- Percentage of population with a bachelor's degree or higher above state average.

### Races in Locust Valley, NY (2010)



- |                 |                  |
|-----------------|------------------|
| White (76.0%)   | Hispanic (17.6%) |
| Black (2.9%)    | Asian (2.4%)     |
| 2+ races (0.9%) | Other (0.1%)     |



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## DEMOGRAPHICS

Population in 2010: 3,406.

Population change since 2000: -3.3%

Males: 1,729  (50.8%)

Females: 1,677  (49.2%)

Median resident age:  40.0 years

New York median age:  38.7 years

Zip codes: [11560](#).

Estimated median household income in 2017: \$100,342 (it was \$57,418 in 2000)

Locust Valley:  \$100,342

NY:  \$64,894

Estimated per capita income in 2017: \$60,795 (it was \$40,141 in 2000)

### [Locust Valley CDP income, earnings, and wages data](#)

Estimated median house or condo value in 2017: \$610,594 (it was \$304,600 in 2000)

Locust Valley:  \$610,594

NY:  \$314,500

Mean prices in 2017: all housing units: \$612,922; detached houses: \$630,413; townhouses \$330,938; in 5-or-more-unit structures: \$368,541; mobile homes: \$607,094





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## DEMOGRAPHICS

**Distribution of median household income in Locust Valley, NY in 2017**

All residents



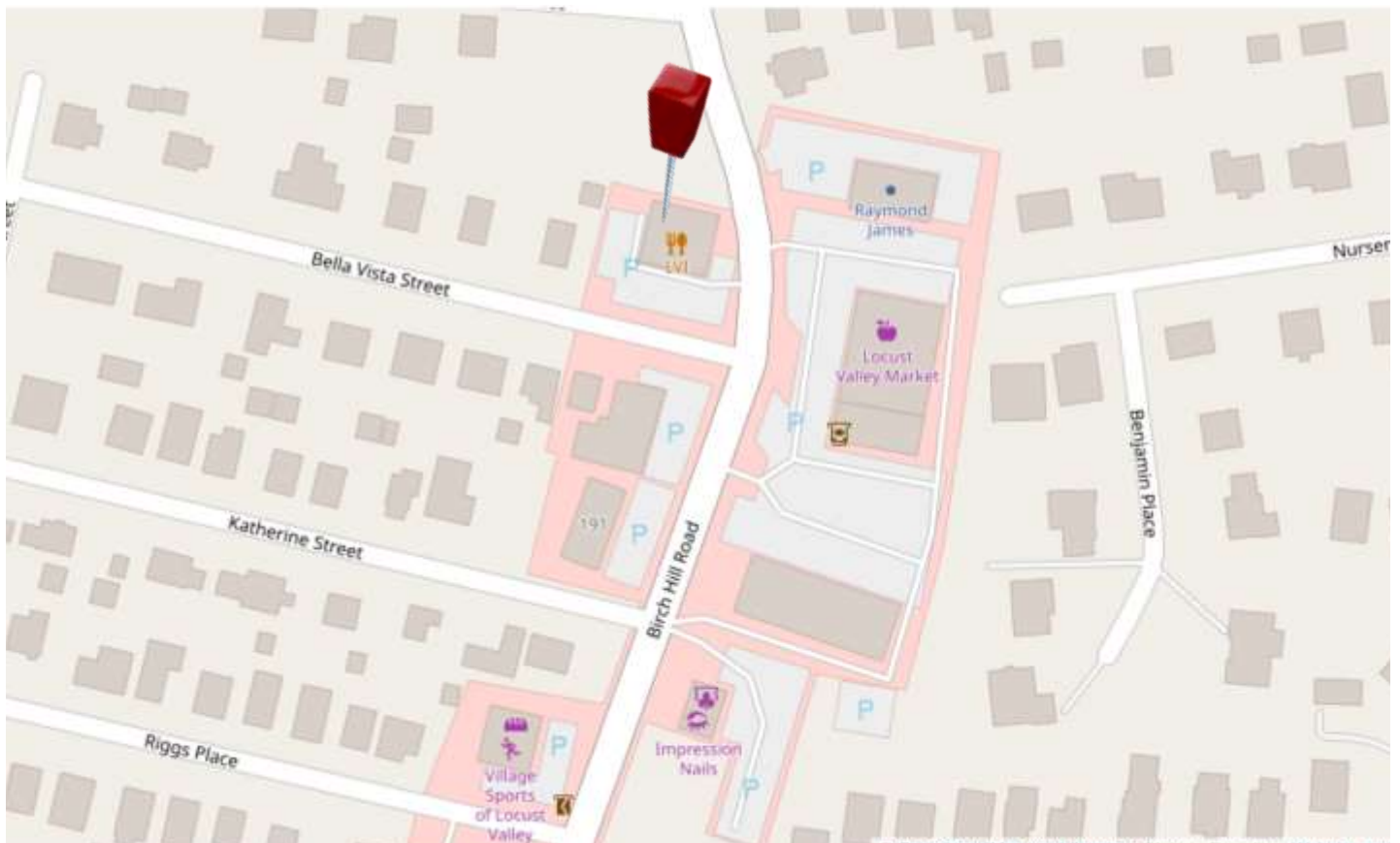
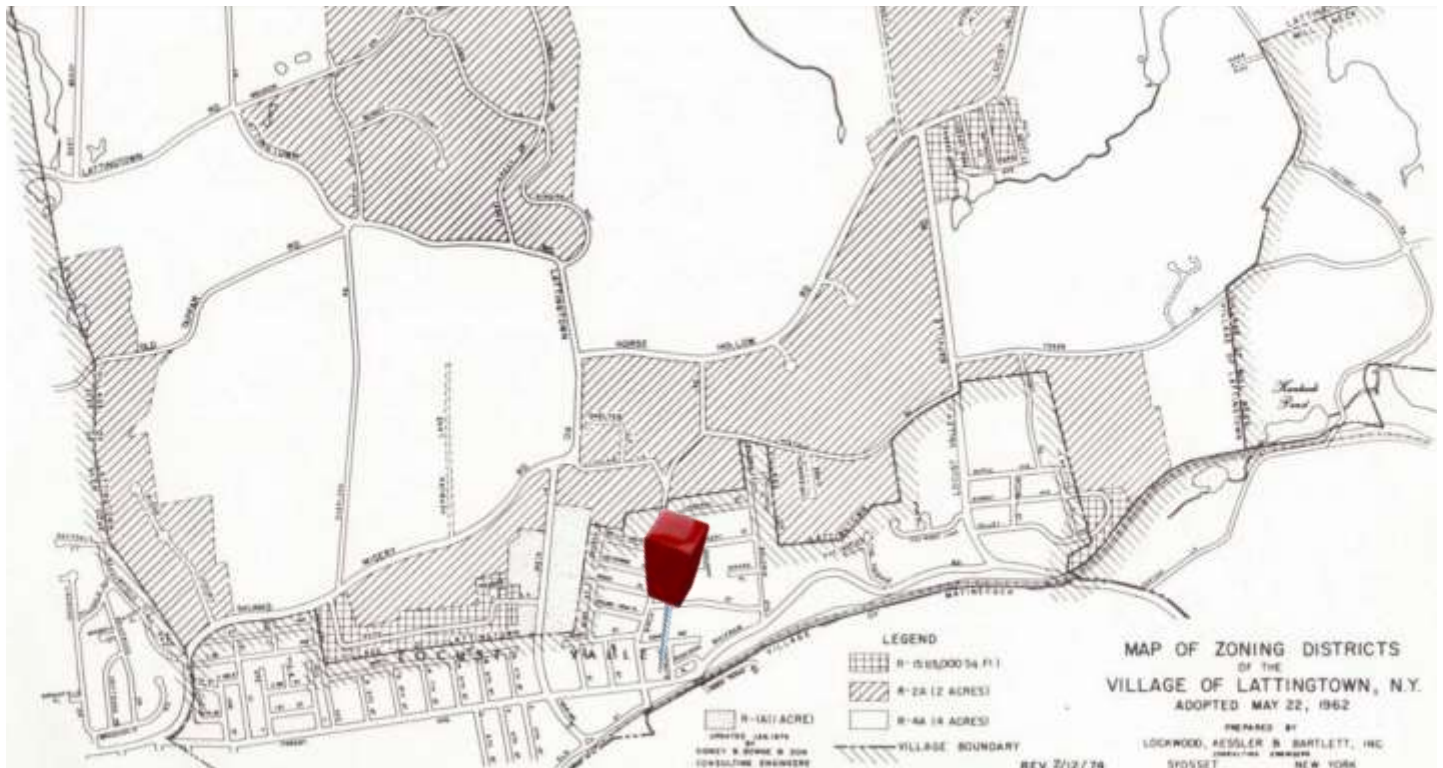
**Distribution of house value in Locust Valley, NY in 2017**





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## ZONING







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## DEMOGRAPHICS



	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2020 Total Population	4,241	42,229	74,514
2025 Population	4,244	42,349	74,748
Pop Growth 2020-2025	+ 0.07%	+ 0.28%	+ 0.31%
Average Age	41	42	42
2020 Total Households	1,514	15,232	27,116
HH Growth 2020-2025	0.00%	+ 0.27%	+ 0.31%
Median Household Inc	\$123,938	\$97,228	\$112,685
Avg Household Size	2.80	2.70	2.70
2020 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$761,850	\$692,608	\$756,882
Median Year Built	1949	1956	1955

## BROKER PROFILE



### **Gabor Karsai**

Licensed Real Estate Broker

Landmark Realtors, Inc.  
1 Garvies Point Rd  
Glen Cove, NY 11542

Tel: 516-359-8028

Email: [Karsai@aol.com](mailto:Karsai@aol.com)

Brochures: [www.LandmarkBrochures.homestead.com](http://www.LandmarkBrochures.homestead.com)

Specialties: Investment, Industrial and Office Properties  
Serving: Nassau and Queens Counties

### **Profile:**

Gabor has 20 years experience in brokering Real Estate transactions and he is licensed in New York and Florida. Gabor is past Vice President of the Long Island Commercial Network (LICN) the commercial division of the Long Island Board of Realtors, where he was named Commercial Realtor of the Year.

### **Memberships:**

Gabor is member of the Board of the Long Island Commercial Network (LICN)  
New York State Commercial Association of Realtors (NYSCAR)  
National Association of Realtors (NAR),  
Long Island Board of Realtors (LIBOR )  
Mid-Florida MLS.

### **Associations:**

Gabor is the Past President of the Glen Cove Chamber of Commerce.

He is the Charter President of the Gold Coast Business Network .

He is Past District Governor of Brooklyn, Queens and Nassau Counties for Rotary International.

Disclaimer: Information contained herein is believed to be correct, but it is not warranted. Prospective purchaser is strongly encouraged to verify all information independently. This verification should include all information for purchaser's intended use of the property for any particular purpose. All information contained herein are representations from many sources, including the seller/owner. The Broker has undertaken no independent investigation to verify the information provided.