



**PRIME RETAIL, MEDICAL & OFFICE SPACE**

# GARDEN CITY, NY

NASSAU COUNTY | LONG ISLAND  
450 STEWART AVENUE

**SIZE**

4,238 SF - Ground Floor  
3,200 SF - Lower Level

**ASKING RENT**

Upon Request

**NEIGHBORS**

- Roosevelt Field Mall: Macy's, Bloomingdale's, Neiman Marcus, AMC Theaters, Dick's Sporting Goods, Primark, Apple, Uniqlo and many others
- Stewart Plaza: Burlington, European Wax Center, Goldfish Swim School, Dollar Tree and others
- Nassau Community College

**COMMENTS**

- Prime Free Standing Corner Location; former bank building
- Conveniently located between Downtown Garden City and Roosevelt Field Mall on a heavily trafficked intersection
- Great corner exposure with over 60,000 vehicles passing per day
- Gateway location to the affluent Garden City and in between the Franklin Avenue Shops, Roosevelt Field Mall, Westbury Plaza, The Gallery at Westbury & Nassau Community College
- Potential redevelopment of 40,000 square feet possible
- Open to all dry use retail, medical, and office uses

## CONTACT EXCLUSIVE AGENTS

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Please visit us at [ripcony.com](https://www.ripcony.com) for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

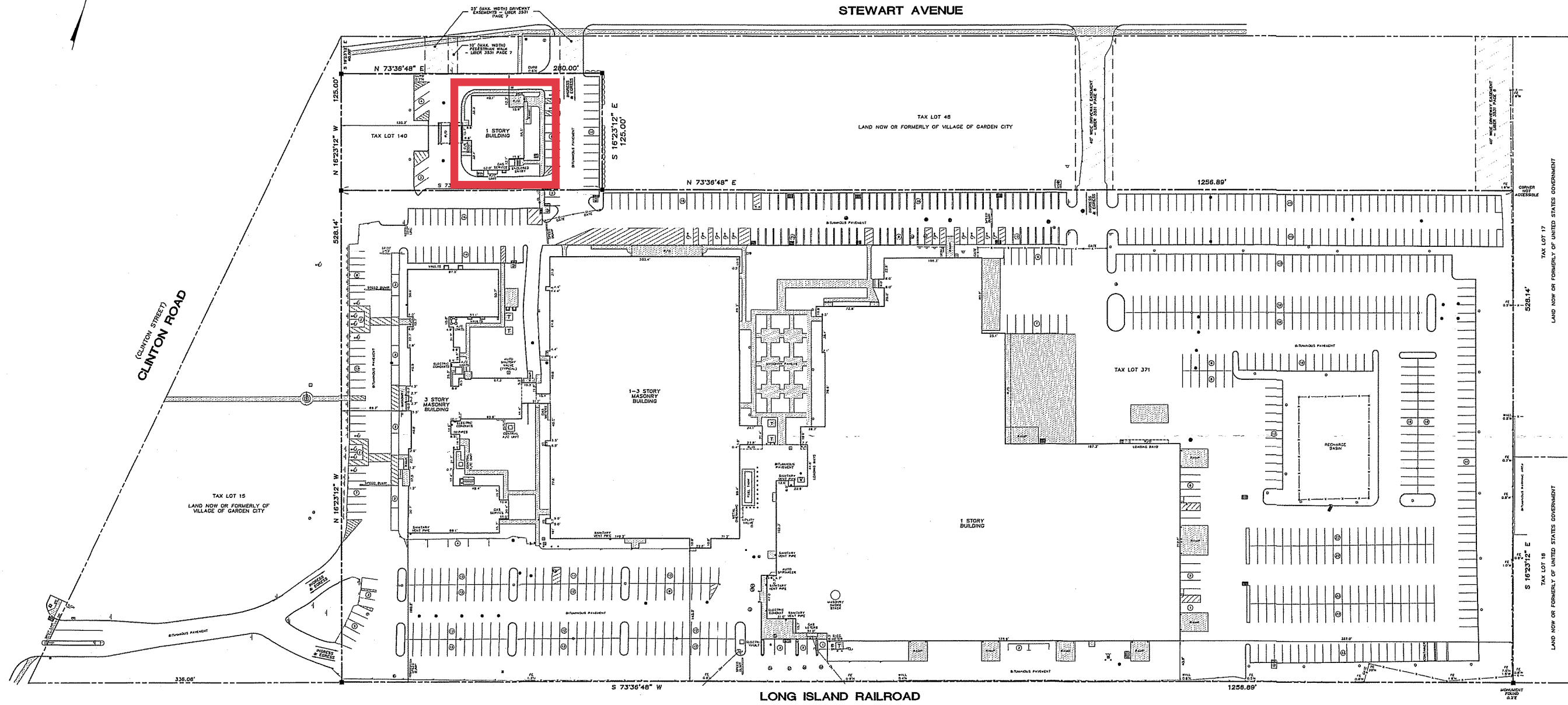
MARKET AERIAL



**AERIAL**



**SITE PLAN**

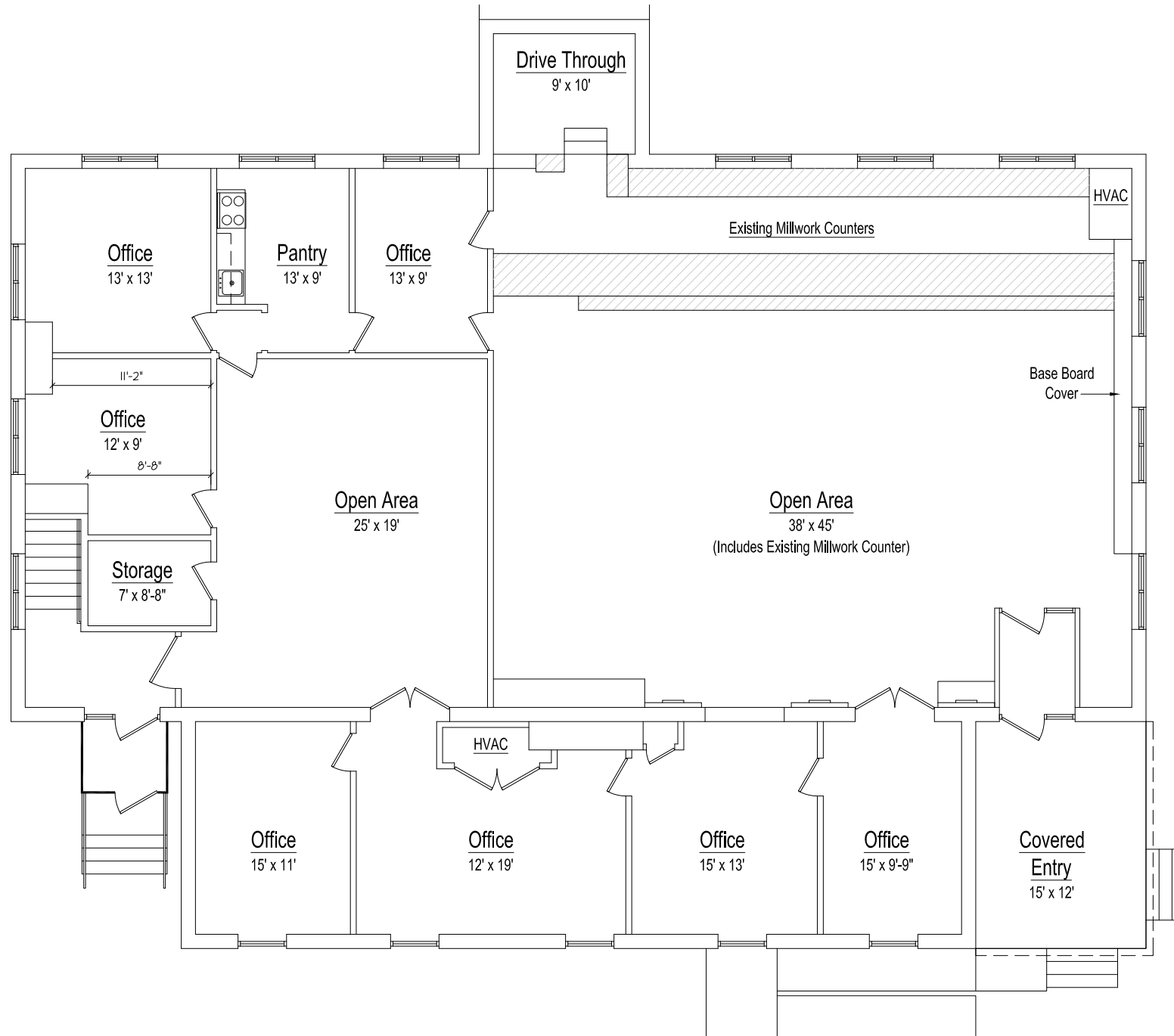


**EXTERIOR PHOTOS**

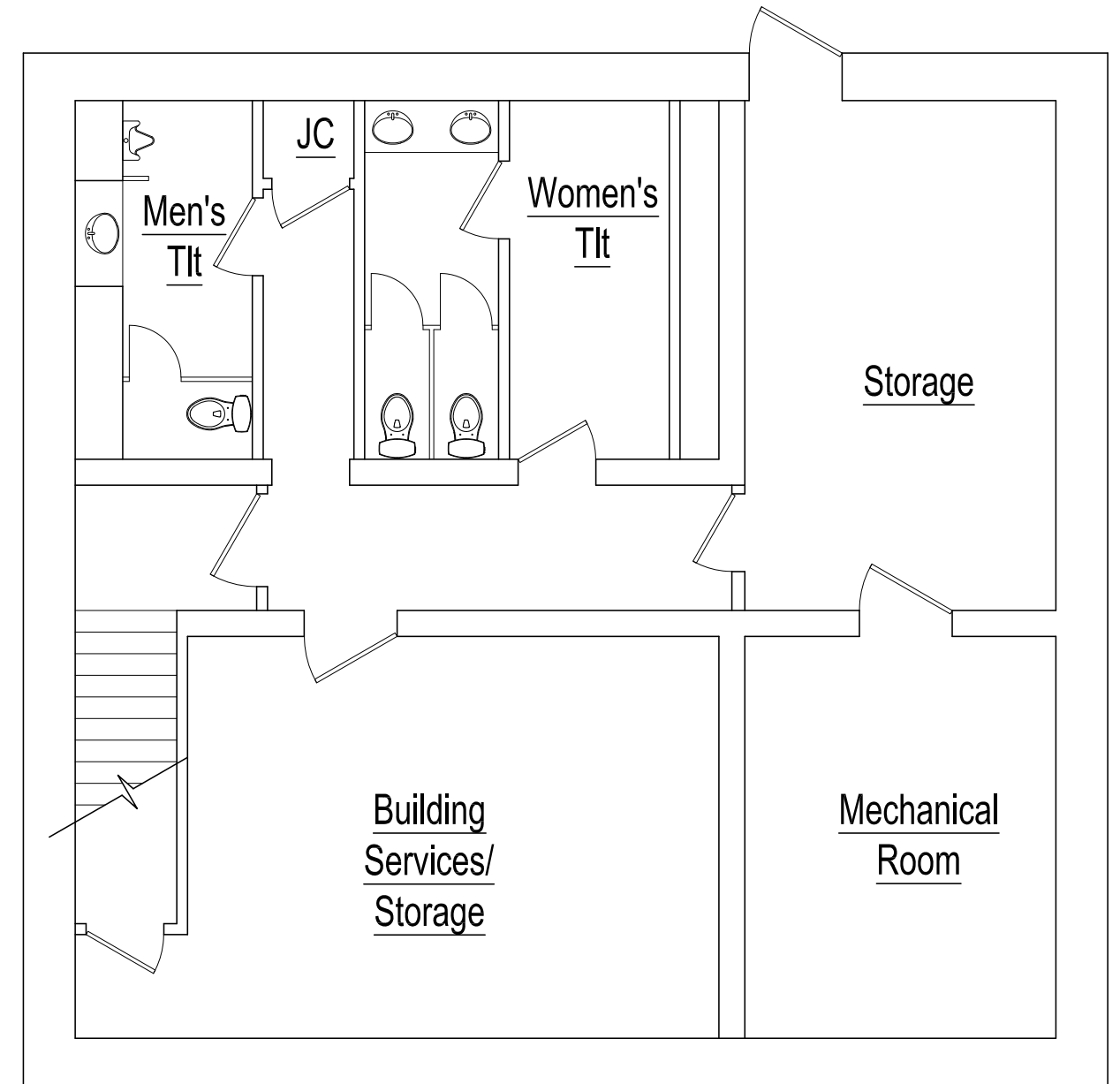


# FLOOR PLANS

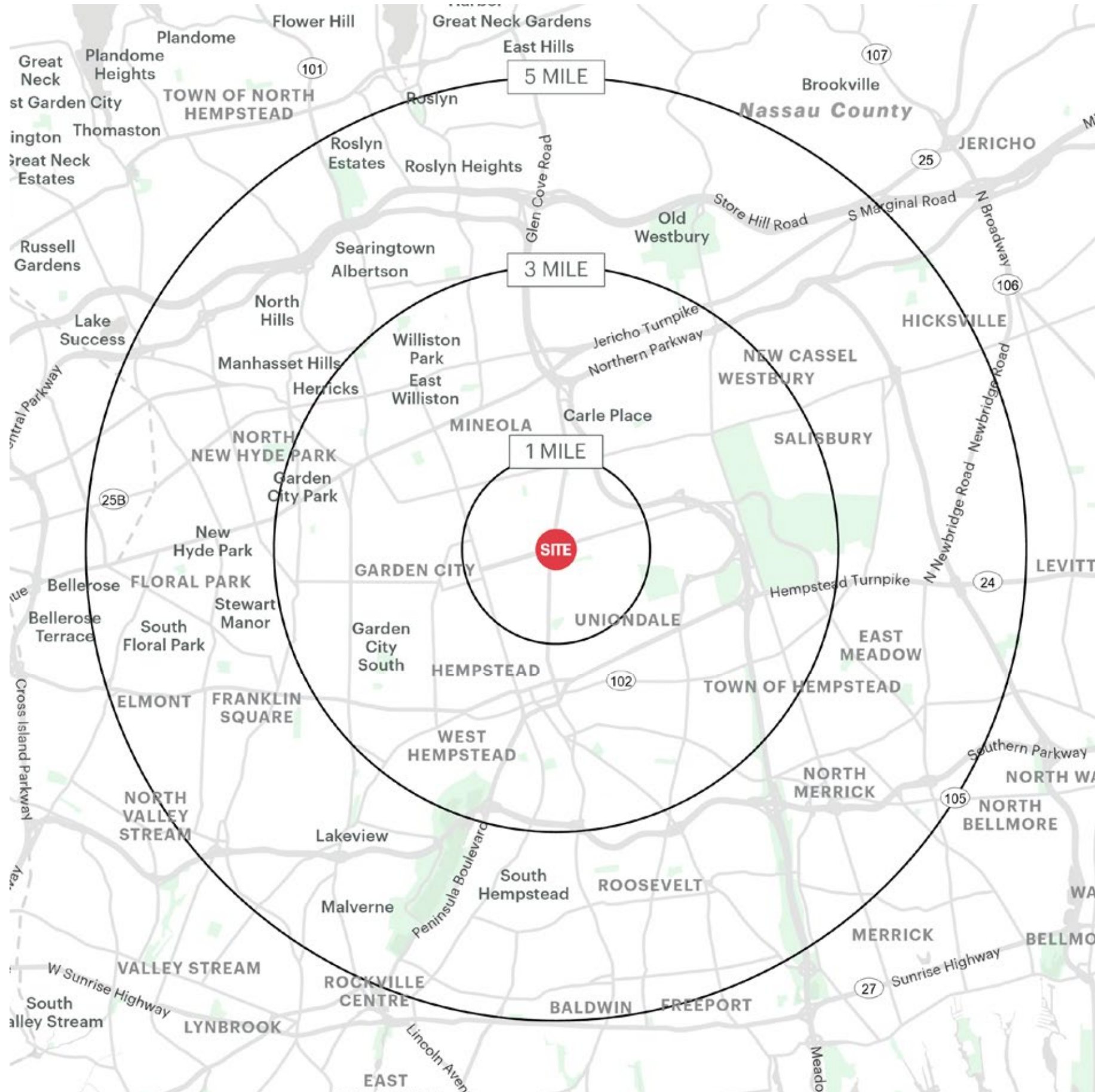
## FIRST FLOOR



## BASEMENT



# AREA DEMOGRAPHICS



450 STEWART AVENUE GARDEN CITY, NY

## 1 MILE RADIUS

**POPULATION**  
16,513  
**HOUSEHOLDS**  
4,931  
**AVERAGE HOUSEHOLD INCOME**  
\$196,471  
**MEDIAN HOUSEHOLD INCOME**  
\$127,533

**COLLEGE GRADUATES (BACHELOR'S +)**  
5,867 - 53.0%  
**TOTAL BUSINESSES**  
2,299  
**TOTAL EMPLOYEES**  
22,063  
**DAYTIME POPULATION (W/ 16 YR +)**  
30,835

## 3 MILE RADIUS

**POPULATION**  
203,655  
**HOUSEHOLDS**  
62,877  
**AVERAGE HOUSEHOLD INCOME**  
\$151,202  
**MEDIAN HOUSEHOLD INCOME**  
\$106,748

**COLLEGE GRADUATES (BACHELOR'S +)**  
57,204 - 40.0%  
**TOTAL BUSINESSES**  
11,041  
**TOTAL EMPLOYEES**  
116,470  
**DAYTIME POPULATION (W/ 16 YR +)**  
224,307

## 5 MILE RADIUS

**POPULATION**  
544,185  
**HOUSEHOLDS**  
167,196  
**AVERAGE HOUSEHOLD INCOME**  
\$164,696  
**MEDIAN HOUSEHOLD INCOME**  
\$120,784

**COLLEGE GRADUATES (BACHELOR'S +)**  
173,090 - 45.0%  
**TOTAL BUSINESSES**  
21,987  
**TOTAL EMPLOYEES**  
245,436  
**DAYTIME POPULATION (W/ 16 YR +)**  
529,942

# AREA DEMOGRAPHICS

