

# 657 FRANKLIN AVENUE | GARDEN CITY | NEW YORK

1,008 SF + BASEMENT STEPS FROM 7TH STREET



# PROPERTY DETAILS

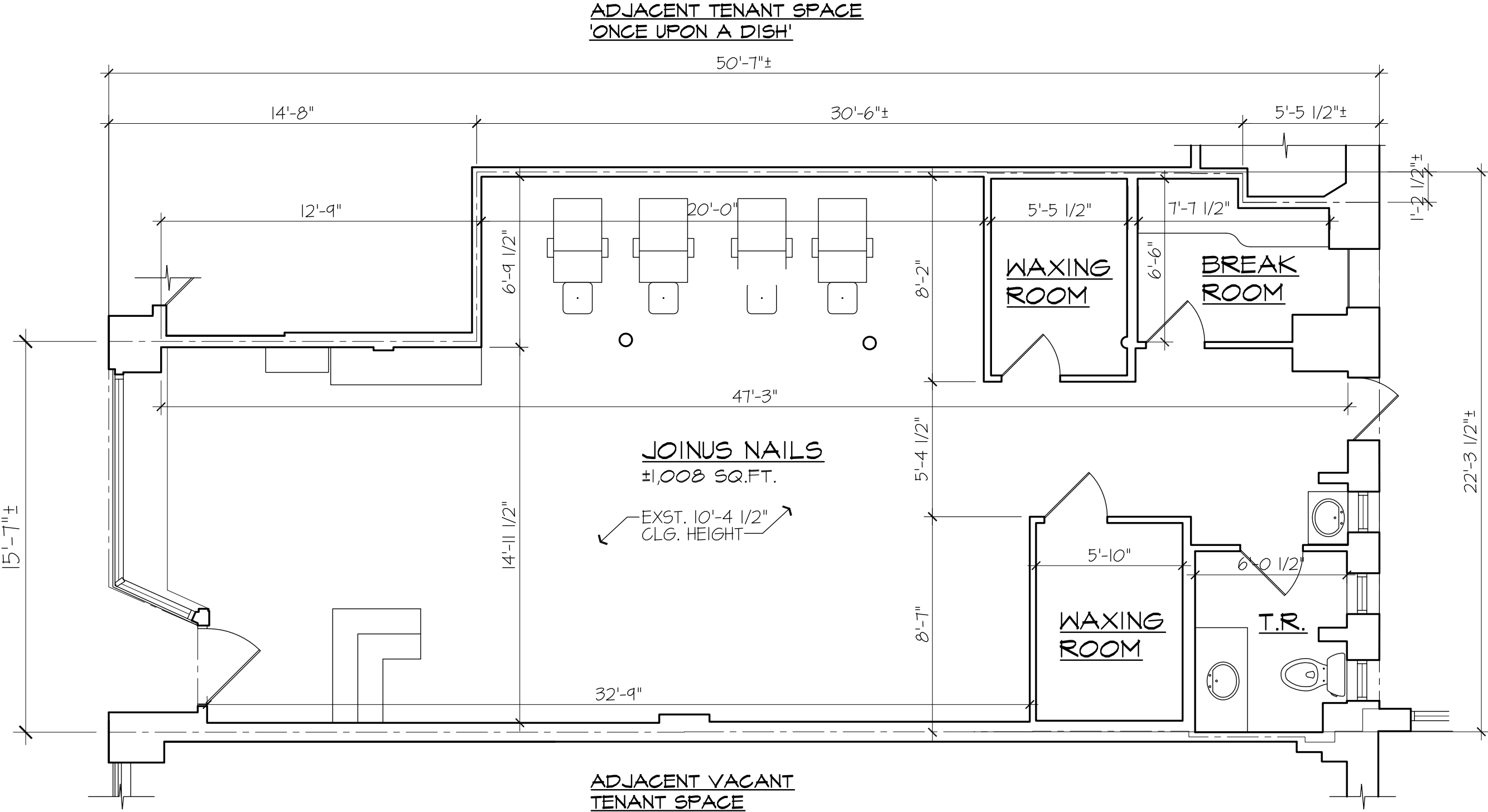
- 1,008 SF + Basement
- 15 Feet of Frontage
- \$182,000 Average HHI in a 1 mile radius
- One of Long Island's Best Office Markets
- Over 12,000 Businesses within 3 miles
- Private, Municipal and On-Street Parking
- Steps from 7th Street



MUNICIPAL PARKING LOT IN REAR



# FLOOR PLAN



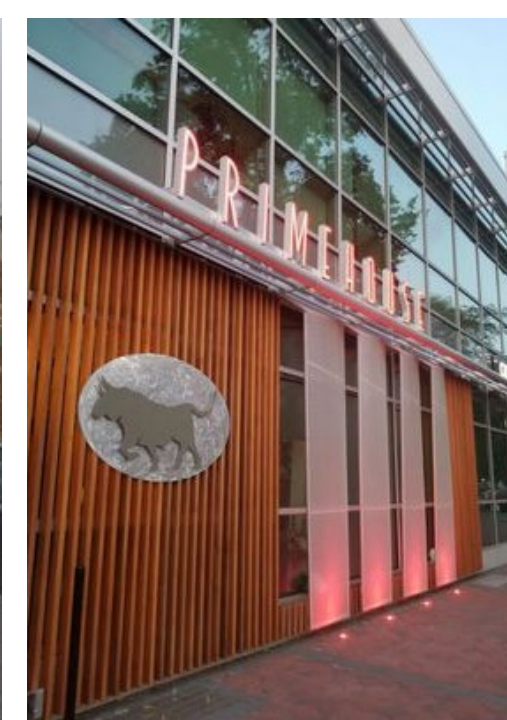
# ABOUT GARDEN CITY

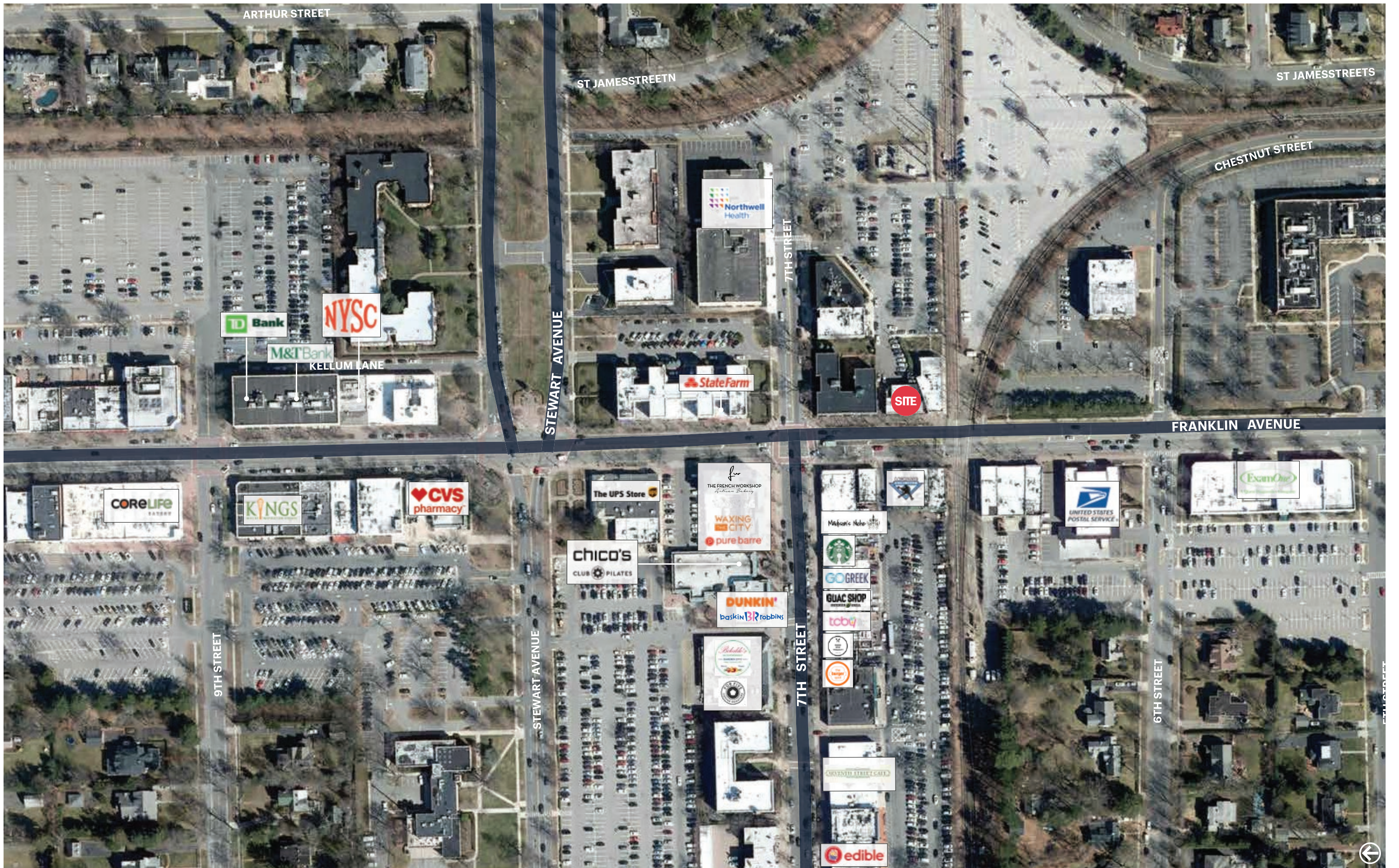
Covering 5.3 square miles, Garden City is characterized by tree-shaded avenues, manicured gardens and handsome Tudors and colonials. The average household income is around \$180,000.

Franklin Avenue, the main north-south corridor, is lined with office buildings, financial institutions, and jewelers.

Running east-west, the well known Seventh Street boasts clothing boutiques, restaurants, and numerous health and wellness facilities.

- For Five Coffee Roasters
- NYSC
- Pure Barre
- The French Workshop
- Waxing the City
- Core Life Eatery
- CycleBar
- Club Pilates
- Primehouse
- Madison's Niche
- Chico's
- Starbucks
- Go Greek
- The Burger Spot
- Seventh Street Cafe
- Waterzooi
- Edible Arrangements
- Panera Bread
- The Garden City Hotel
- Mesita





Easily accessible from the Meadowbrook State Parkway, 657 Franklin Avenue is also conveniently located between Mineola and Garden City Long Island Rail Road Stations.



# 1 MILE RADIUS

<b>POPULATION</b>	<b>COLLEGE GRADUATES (Bachelor's +)</b>
18,326	6,317 - 52.0%
<b>HOUSEHOLDS</b>	<b>TOTAL BUSINESSES</b>
6,099	1,376
<b>AVERAGE HOUSEHOLD INCOME</b>	<b>TOTAL EMPLOYEES</b>
\$197,764	15,105
<b>MEDIAN HOUSEHOLD INCOME</b>	<b>DAYTIME POPULATION (w/ 16 yr +)</b>
\$122,094	24,777

# 3 MILE RADIUS

<b>POPULATION</b>	<b>COLLEGE GRADUATES (Bachelor's +)</b>
221,341	66,003 - 43.0%
<b>HOUSEHOLDS</b>	<b>TOTAL BUSINESSES</b>
69,189	11,122
<b>AVERAGE HOUSEHOLD INCOME</b>	<b>TOTAL EMPLOYEES</b>
\$159,997	129,822
<b>MEDIAN HOUSEHOLD INCOME</b>	<b>DAYTIME POPULATION (w/ 16 yr +)</b>
\$113,482	241,922

# 5 MILE RADIUS

<b>POPULATION</b>	<b>COLLEGE GRADUATES (Bachelor's +)</b>
580,851	192,428 - 47.0%
<b>HOUSEHOLDS</b>	<b>TOTAL BUSINESSES</b>
183,107	22,466
<b>AVERAGE HOUSEHOLD INCOME</b>	<b>TOTAL EMPLOYEES</b>
\$166,064	283,660
<b>MEDIAN HOUSEHOLD INCOME</b>	<b>DAYTIME POPULATION (w/ 16 yr +)</b>
\$119,766	573,073



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**CONTACT EXCLUSIVE AGENTS**

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