657 FRANKLIN AVENUE | GARDEN CITY | NEW YORK

1,008 SF + BASEMENT STEPS FROM 7TH STREET



• EAST ROCK • COFFEE COMING SOON



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

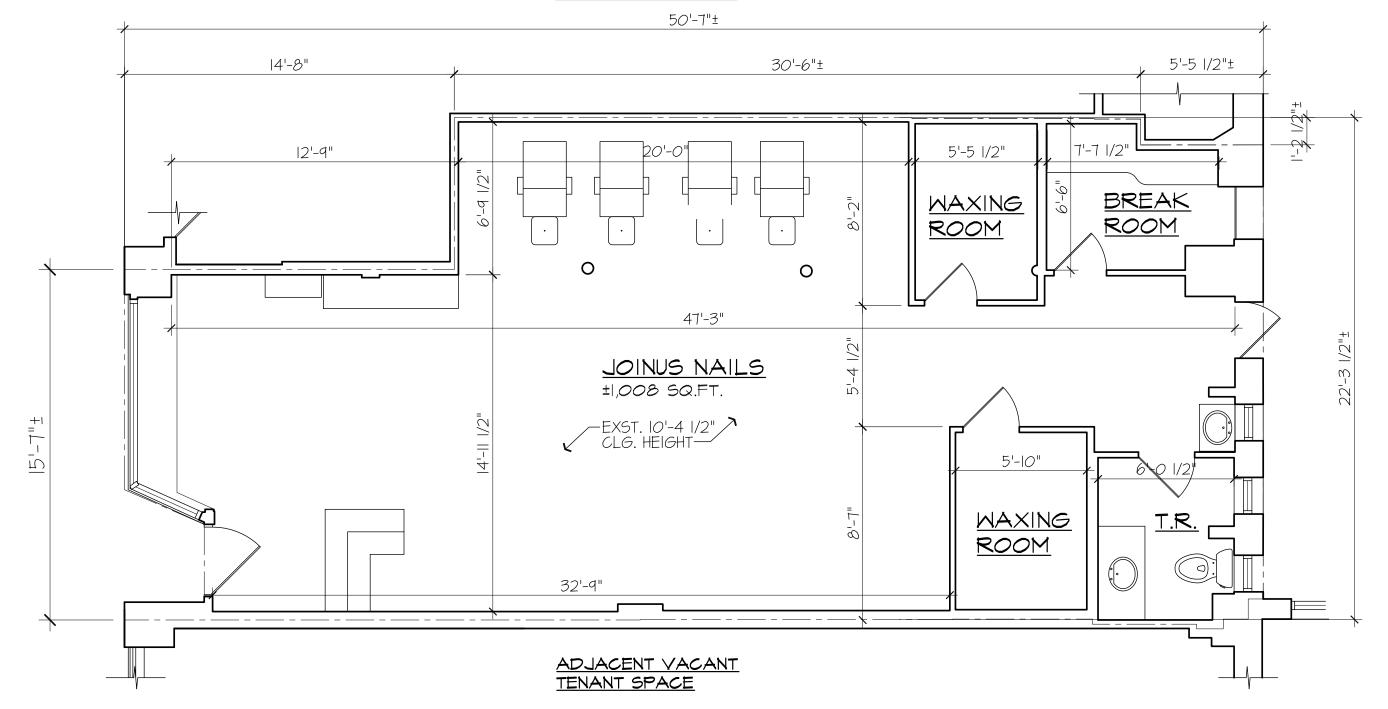






FLOOR PLAN

ADJACENT TENANT SPACE ONCE UPON A DISH















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.

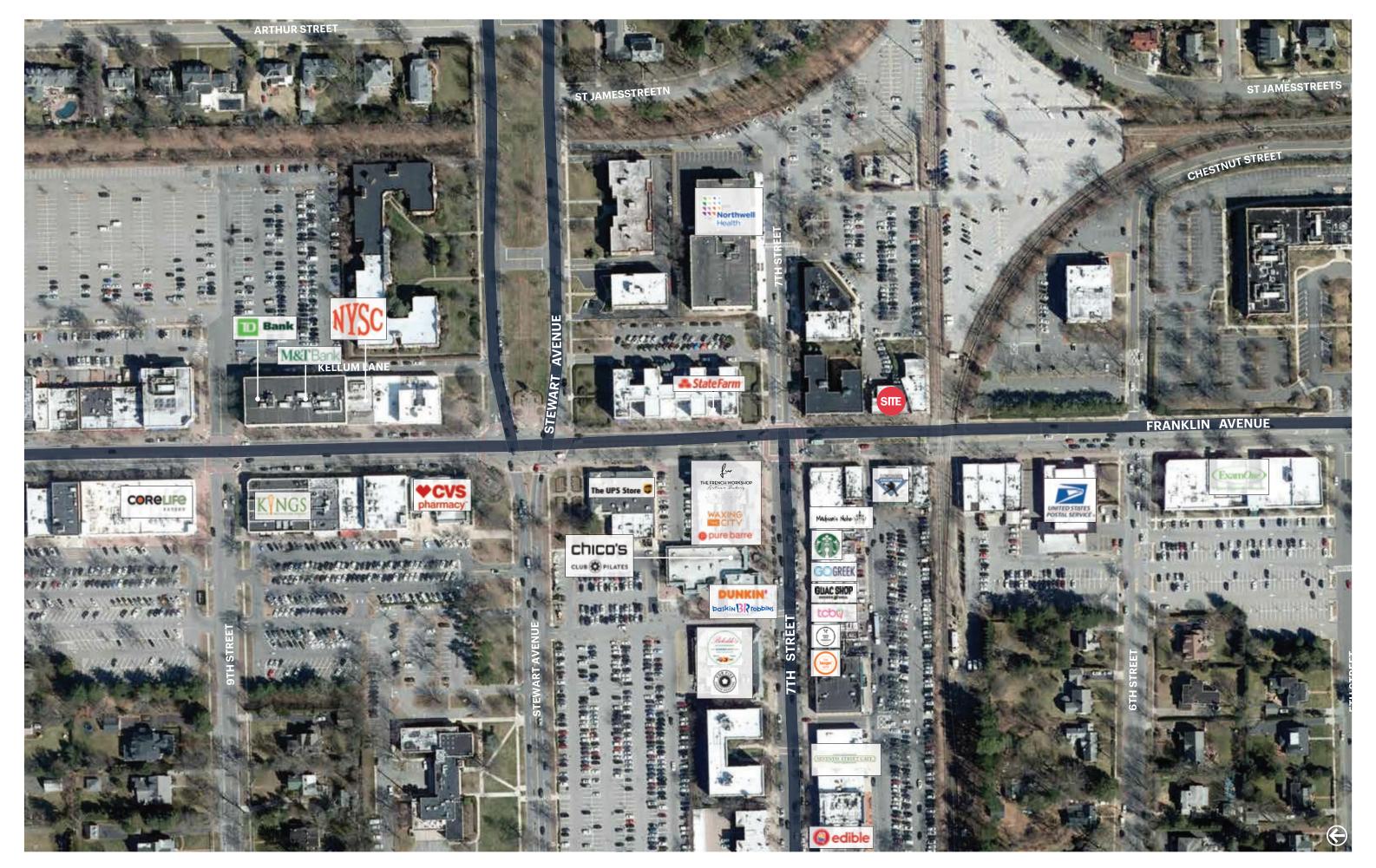
Franklin Avenue, the main north-south corridor, is lined with office buildings, financial institutions, and jewelers.

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

- NYSC
- Pure Barre
- Waxing the City
- Core Life Eatery
 - CycleBar
 - Club Pilates
 - Primehouse
 - Madison's Niche

ABOUT GARDEN CITY

• For Five Coffee Roasters • Chico's • Starbucks • Go Greek The French Workshop • 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.

WASHINGTON AVENU

NASSAU COUNTY SUPREME COURT

NASSAU COUNTY PROBATION DEPT.

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WINTHROP

NASSAU COUNTY POLICE DEPARTMENT

CHERRY VALLEY APARTMENTS

NASSAU COUNTY

DEPT. OF HEALTH

Panera

Fidelity

GARDEN CITY GOLF CLUB

FRANKL

DISTRICT ATTORNEY

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ALLURE LUXURY APARTMEN

275 Units/6 Storie

NASSAU COUNTY

CLERKS OFFICE

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NASSAU COUNTY LEGISLATURE



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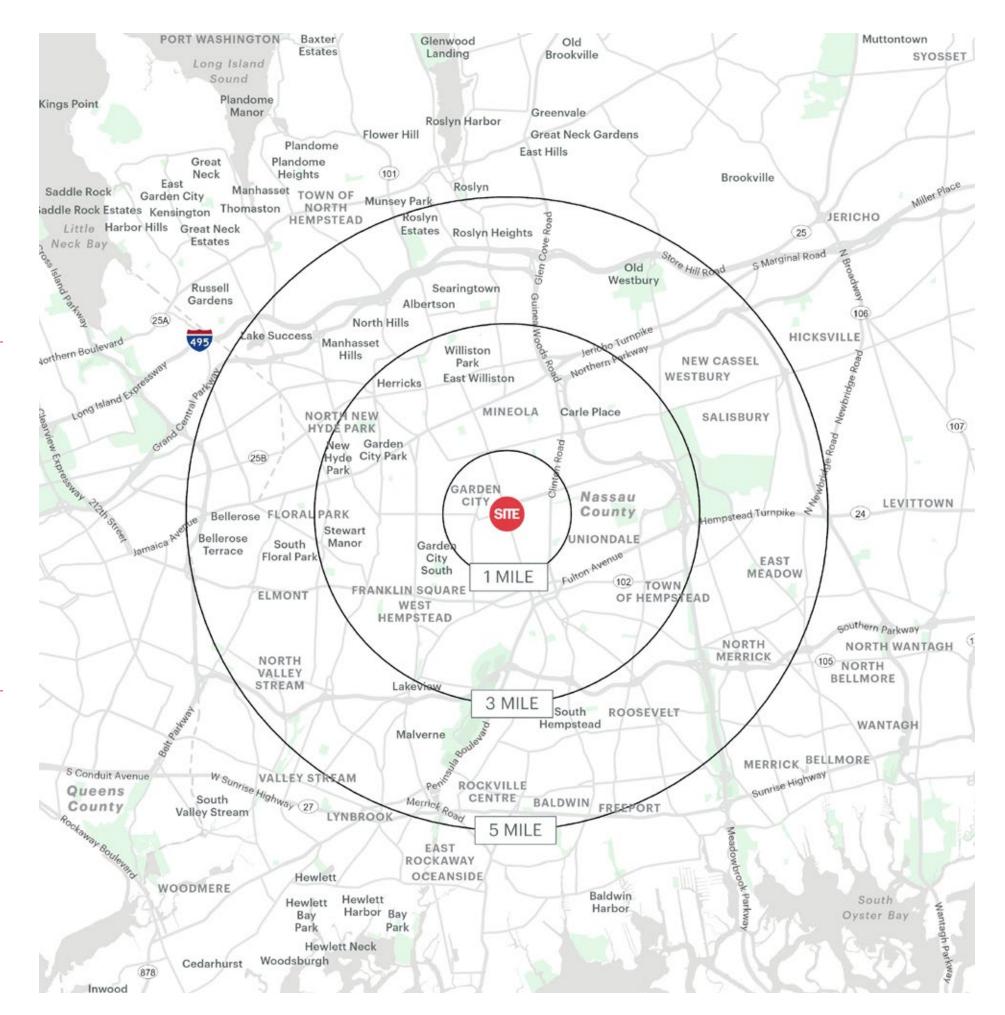
CHERRY VALLEY AVENU

SHI SHI YA

CALOGERO'S

1 MILE RADIUS

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



3 MILE RADIUS

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

5 MILE RADIUS

POPULATION
580,851
HOUSEHOLDS
183,107
AVERAGE HOUSEHOLD INCOME
\$166,064
MEDIAN HOUSEHOLD INCOME
\$119,766

COLLEGE GRADUATES (Bachelor's +) 192,428 - 47.0% TOTAL BUSINESSES 22,466 TOTAL EMPLOYEES 283,660 DAYTIME POPULATION (w/ 16 yr +) 573,073

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INCE UPON A DISH

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Joinus Nails



