

The Gallery At Westbury Plaza

900 OLD COUNTRY ROAD, GARDEN CITY, NY 11530

RIPCO
REAL ESTATE

PHOTO

SUBJECT PROPERTY



SUMMARY

SUBJECT PROPERTY

LOCATION
900 OLD COUNTRY ROAD
GARDEN CITY, LONG ISLAND

SPACE AVAILABLE
2,653 SF
3,000 SF - 2ND GENERATION RESTAURANT
3,334 SF - 2ND GENERATION RESTAURANT

CO-TENANTS
THE CONTAINER STORE, TRADER JOE'S, SAKS OFF FIFTH, HOMEGOODS, NORDSTROM RACK, BLOOMINGDALE'S OUTLET STORE, ULTA, GAP FACTORY STORE, BANANA REPUBLIC OUTLET, OLD NAVY, J.CREW FACTORY, SHAKE SHACK, STARBUCKS, CHOP'T, POP UP BAGELS, PARIS BAGUETTE, FAMOUS FOOTWEAR, LAND'S END, VERIZON, RESTORE HYPER WELLNESS, SLEEP NUMBER

MARKET OVERVIEW
NEIGHBORS INCLUDE THE ROOSEVELT FIELD MALL, 1 OF THE TOP TEN MALLS IN THE U.S.

APPLE STORE, NORDSTROM, LIFETIME FITNESS, WALMART, BEST BUY, COSTCO, TARGET, EISENHOWER PARK, HOFSTRA UNIVERSITY, NASSAU COMMUNITY COLLEGE.

WESTBURY/GARDEN CITY IS THE STRONGEST RETAIL, CORPORATE OFFICE AND INDUSTRIAL TRADE AREA ON LONG ISLAND.

OVER 67,000 VEHICLES ON OLD COUNTRY ROAD PASSING THIS SITE DAILY AND OVER 28,000 VEHICLES ON ZECKENDORF BOULEVARD.

SITE PLAN

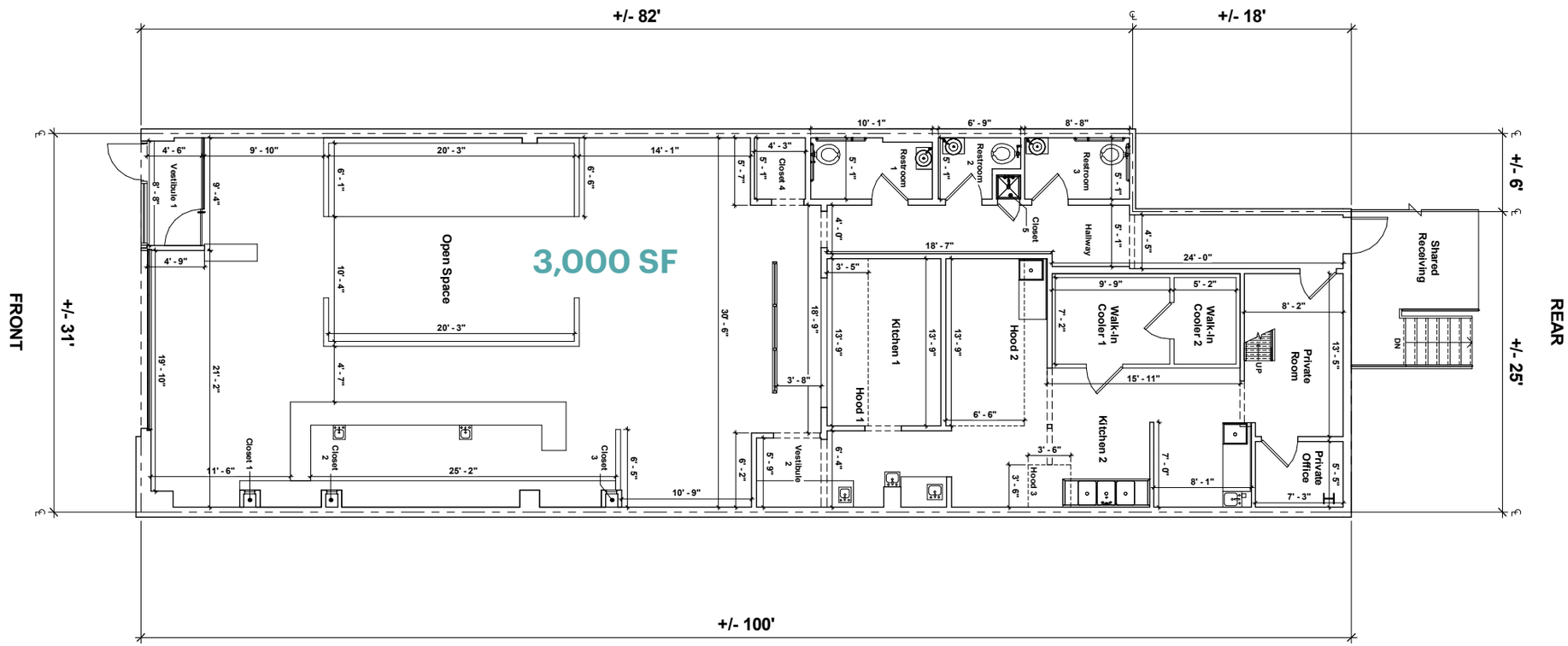
FIRST + SECOND FLOORS

SPACE	TENANT	SF
10	THE CONTAINER STORE	24,953
102	AVAILABLE	2,653
108	RESTORE HYPER WELLNESS + CRYO	2,700
110	FAMOUS FOOTWEAR	7,550
120	HOMEGOODS	30,558
130	NORDSTROM RACK	37,448
140	BLOOMINGDALE'S	26,102
150	GAP FACTORY/BANANA REPUBLIC	19,784
160	SAKS OFF FIFTH	31,655
20	TRADER JOE'S	13,004
30	STARBUCKS	1,740
32	GNC	1,654
34	AVAILABLE - 2ND GENERATION RESTAURANT	3,000
36	PARIS BAGUETTE	2,895
38	POP UP BAGELS	1,563
40	LASERAWAY	1,500
44	MINISO - COMING SOON	4,964
45	COREPOWER YOGA	3,407
46	CHOPT	2,916
50	LEASE OUT	19,646
60A	J.CREW FACTORY	4,826
70	OLD NAVY	22,059
80	LAND'S END	6,818
90	ULTA	9,990
92	AVAILABLE - 2ND GENERATION RESTAURANT	3,334
94	SPUNTINO WINE BAR	5,356
96	POKE FRISEE	1,650
98	GOLDEN HOUR NAIL & HAIR SPA	3,848
PAD1	SHAKE SHACK	3,500
PAD2-A	SLEEP NUMBER	2,450
PAD2-B	THE SHADE STORE	1,725
PAD3	VERIZON	4,000
PAD4	BANK OF AMERICA	2,994



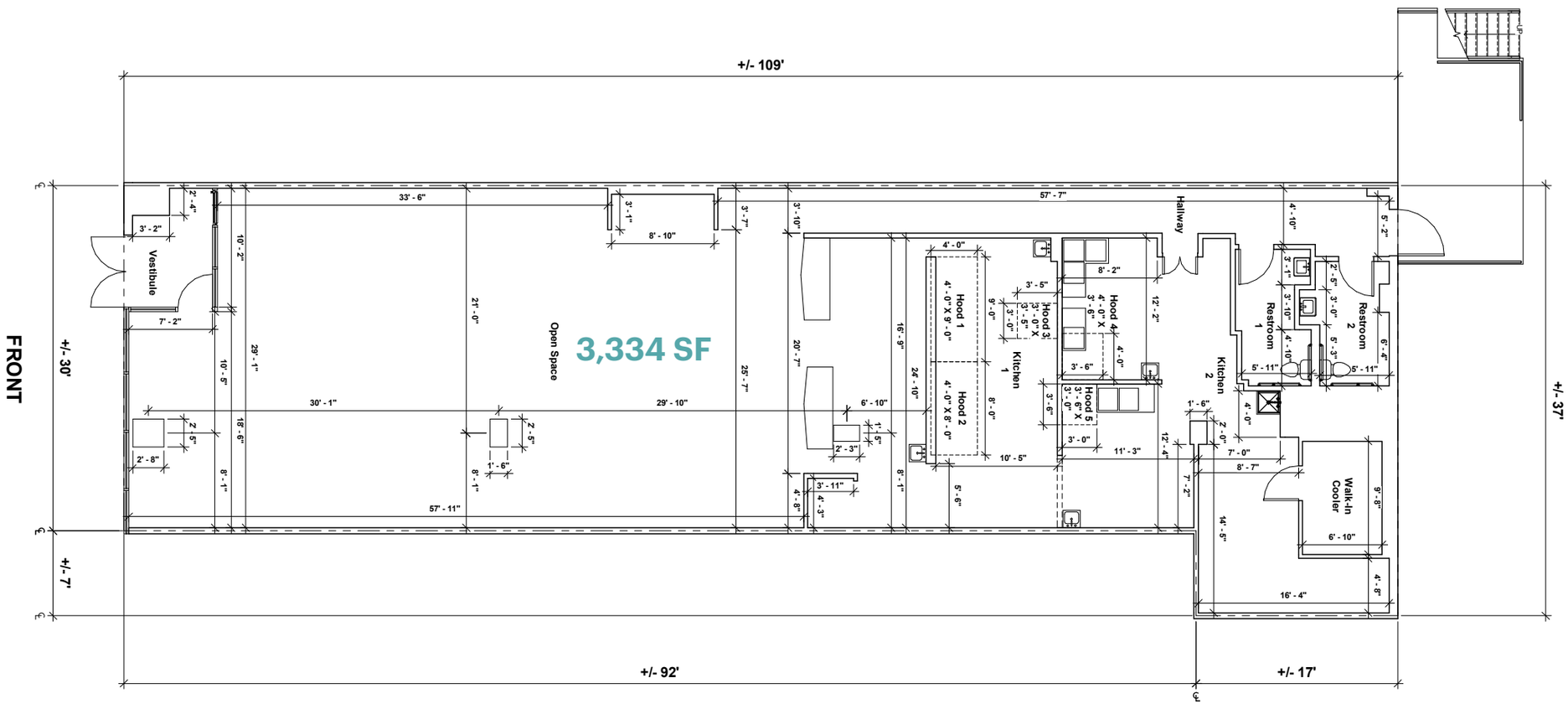
FLOOR PLAN - SPACE 34

2ND GENERATION RESTAURANT

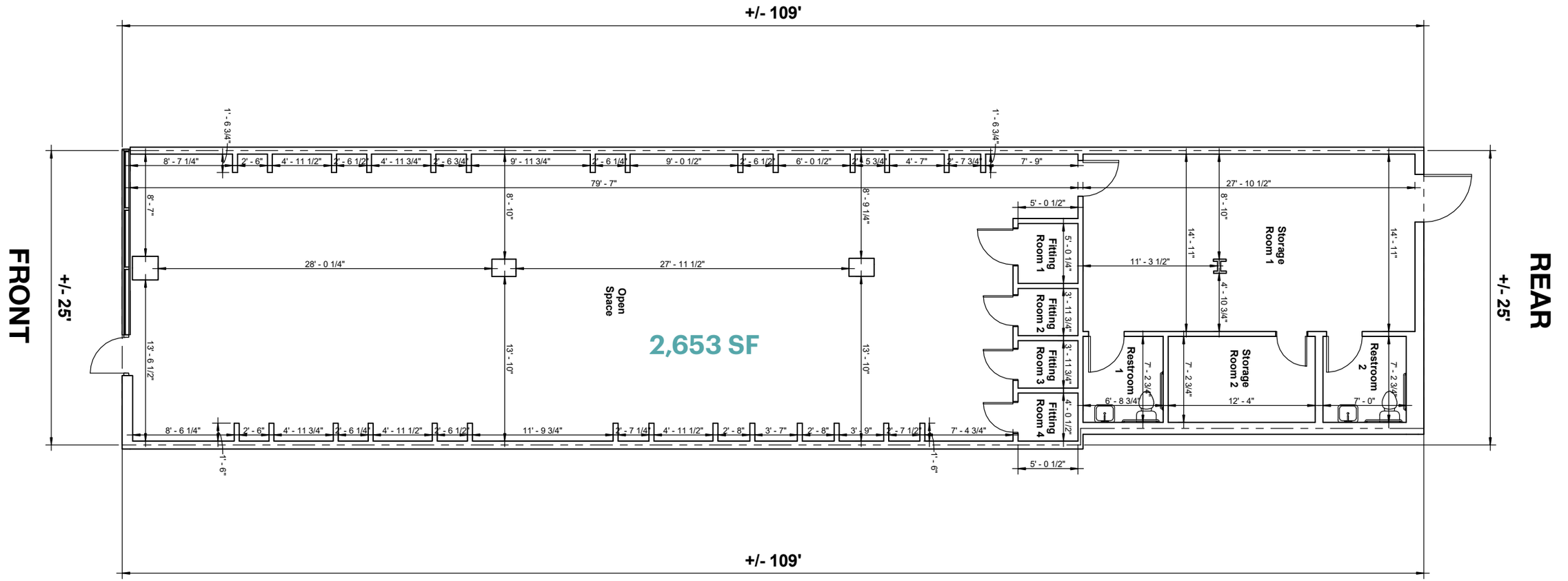


FLOOR PLAN - SPACE 92

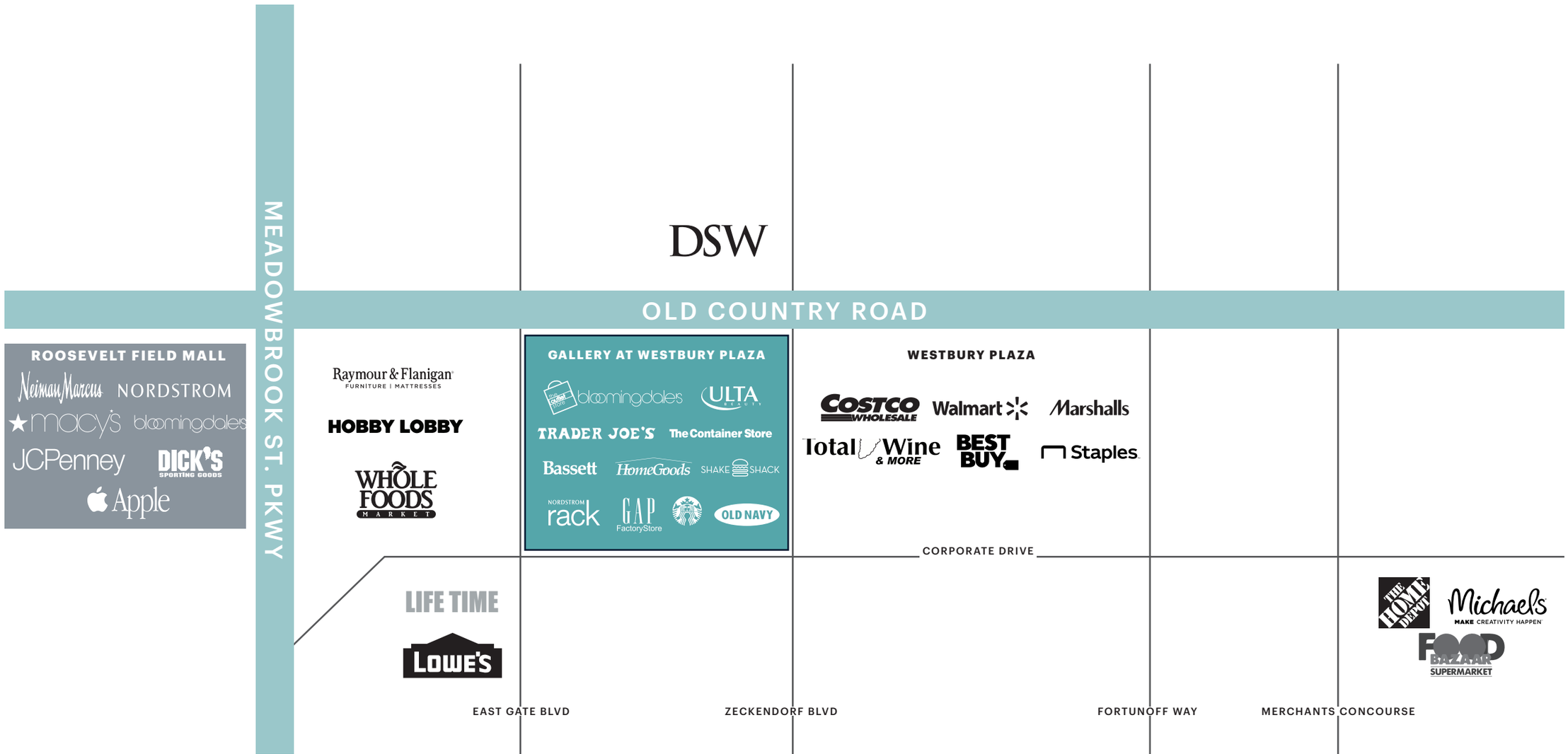
2ND GENERATION RESTAURANT



FLOOR PLAN - SPACE 102



MARKET OVERVIEW RETAIL MAP



15

MINUTE DRIVE TIME

557,292

Overall Population

470,635

Daytime Demographics (16 years or Over)

$149,060

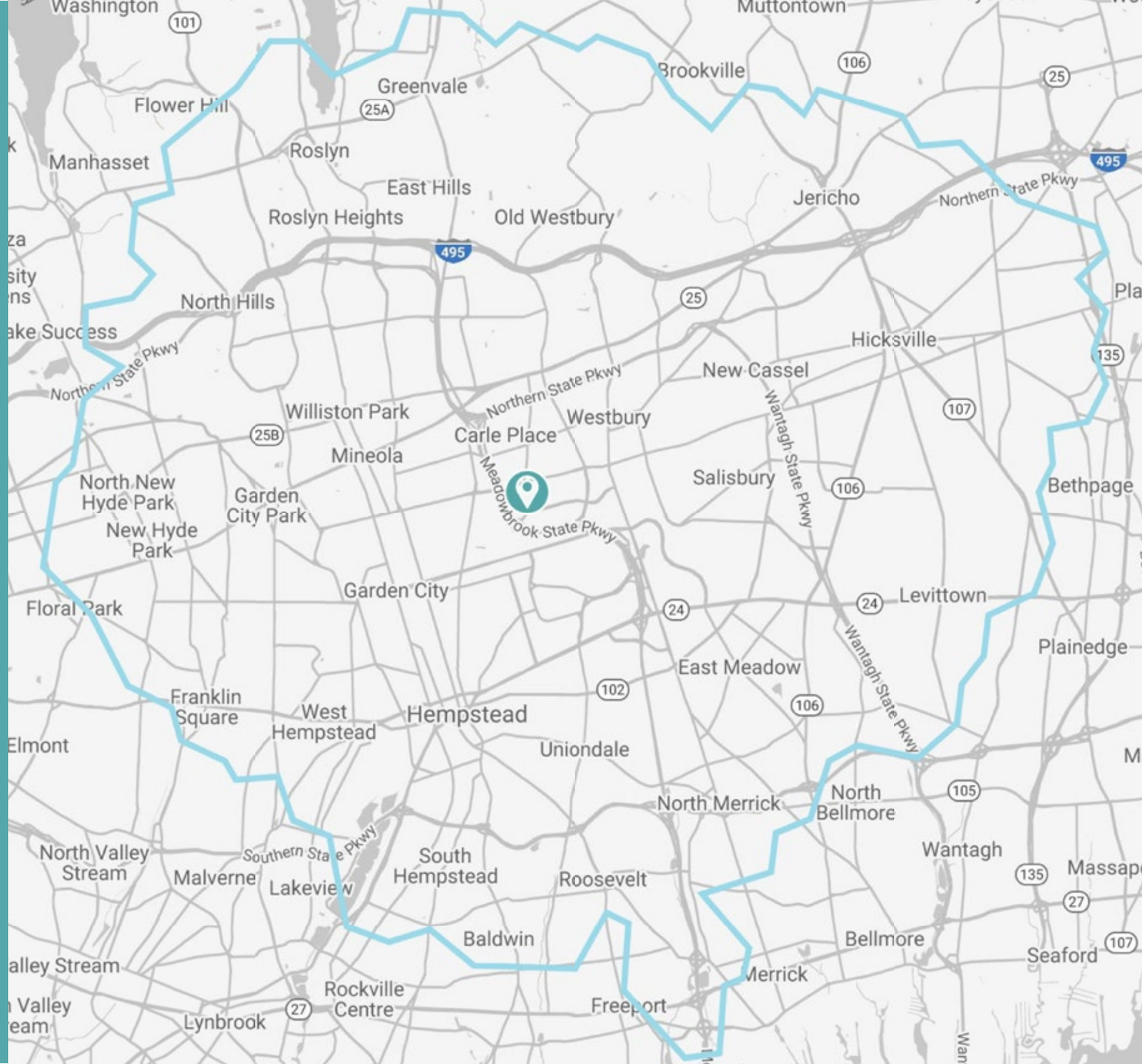
Average HH Income

42.5%

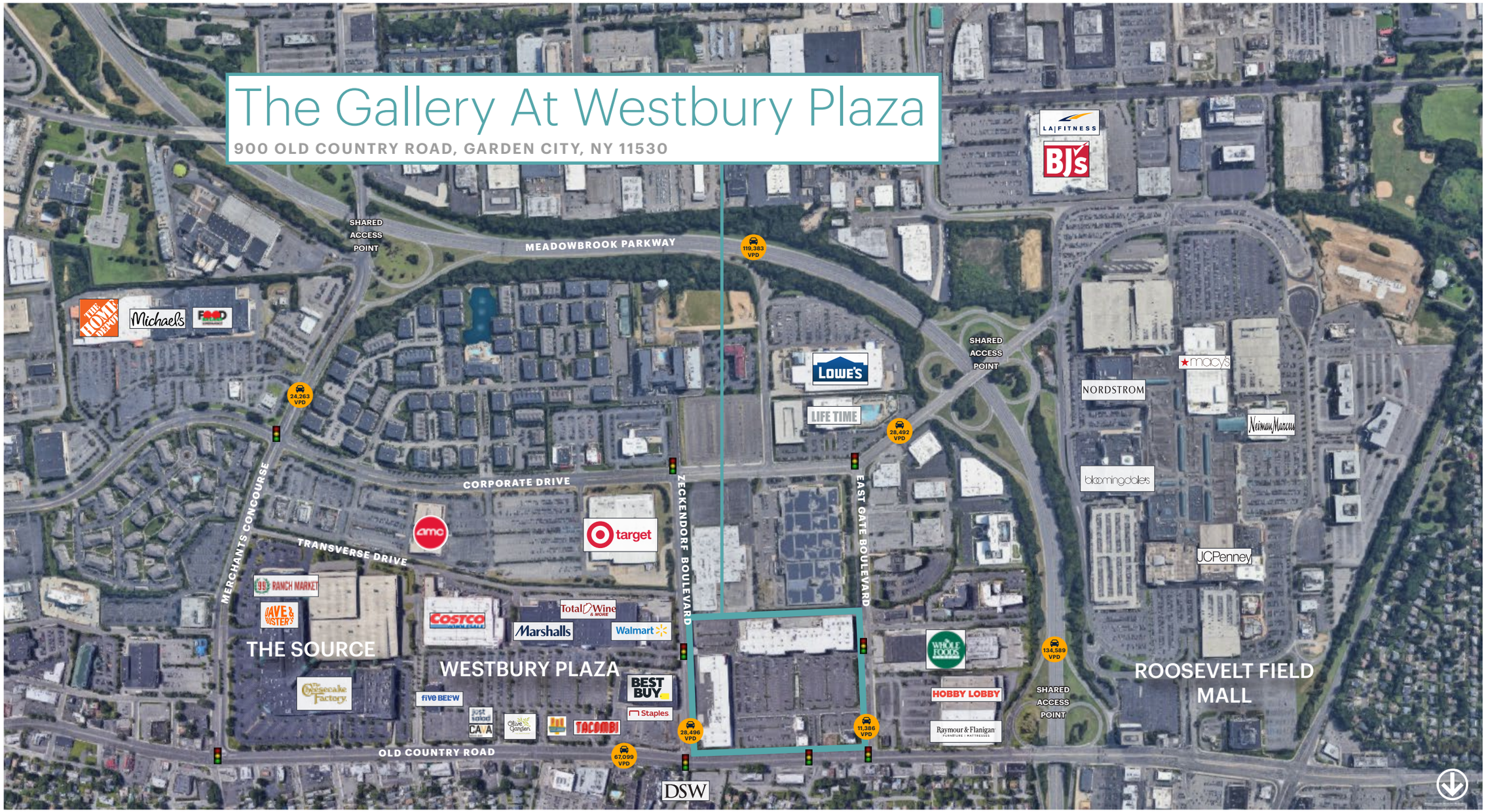
Bachelor's Degree or Higher

53.6%

Annual HH Income of $100k+



AERIAL

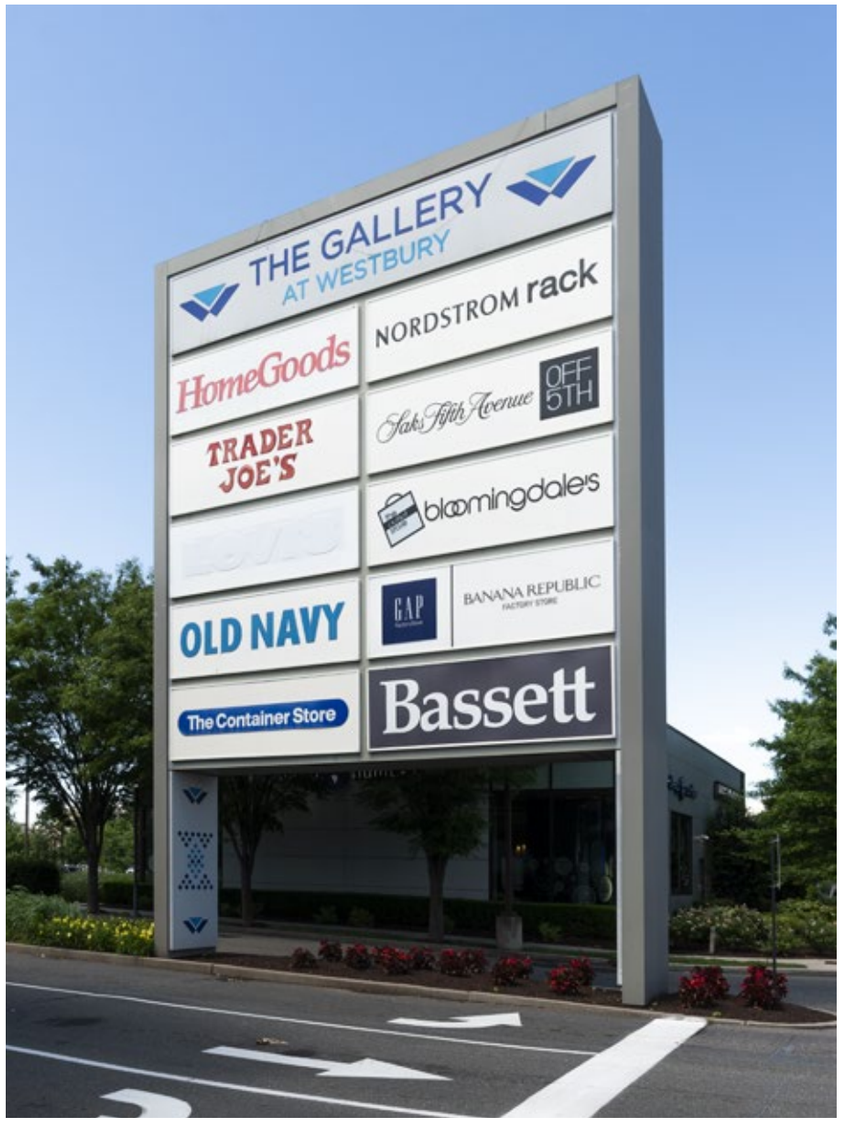

The Gallery At Westbury Plaza
900 OLD COUNTRY ROAD, GARDEN CITY, NY 11530
SHARED ACCESS POINT
MEADOWBROOK PARKWAY
119,383 VPD
LA FITNESS
BJ'S
THE HOME DEPOT
Michaels
FOOD
24,263 VPD
LOWE'S
LIFE TIME
28,492 VPD
SHARED ACCESS POINT
macy's
NORDSTROM
Neiman Marcus
bloomingdale's
CORPORATE DRIVE
MERCHANTS CONCOURSE
TRANSVERSE DRIVE
ZECKENDORF BOULEVARD
EAST GATE BOULEVARD
amc
target
JCPenney
99 RANCH MARKET
DAVE & BUSTER'S
COSTCO
Total Wine & MORE
Marshalls
Walmart
THE SOURCE
WESTBURY PLAZA
WHOLE FOODS
134,589 VPD
ROOSEVELT FIELD MALL
The Cheesecake Factory
five BELOW
BEST BUY
Staples
HOBBY LOBBY
SHARED ACCESS POINT
Just Salad
CAVA
Olive Garden
TACOMBI
28,496 VPD
11,386 VPD
Raymour & Flanigan
OLD COUNTRY ROAD
67,099 VPD
DSW

AERIAL


ZECKENDORF BOULEVARD
OLD COUNTRY ROAD
EAST GATE BOULEVARD
3,000 SF 2ND GENERATION RESTAURANT
LEASE OUT
28,496 VPD
3,334 SF 2ND GENERATION RESTAURANT
2,653 SF AVAILABLE
67,099 VPD
11,386 VPD
BEST BUY
Staples
The Container Store
TRADER JOE'S
GNC
CHOPT
repower
Coming Soon
Laser Away
J.CREW FACTORY
OLD NAVY
LANDS' END
GAP FactoryStore
ULTA
SPORTMAX
BANANA REPUBLIC FACTORY STORE
Poke Frisee
bloomingdales
NORDSTROM rack
FAMOUS Footwear
HomeGoods
BANK OF AMERICA
verizon
sleep number
THE SHADE STORE
SHAKE SHACK
WHOLE FOODS MARKET

THE GALLERY AT WESTBURY PLAZA

SHOPPING CENTER PHOTOS









THE GALLERY AT WESTBURY PLAZA

SHOPPING CENTER PHOTOS

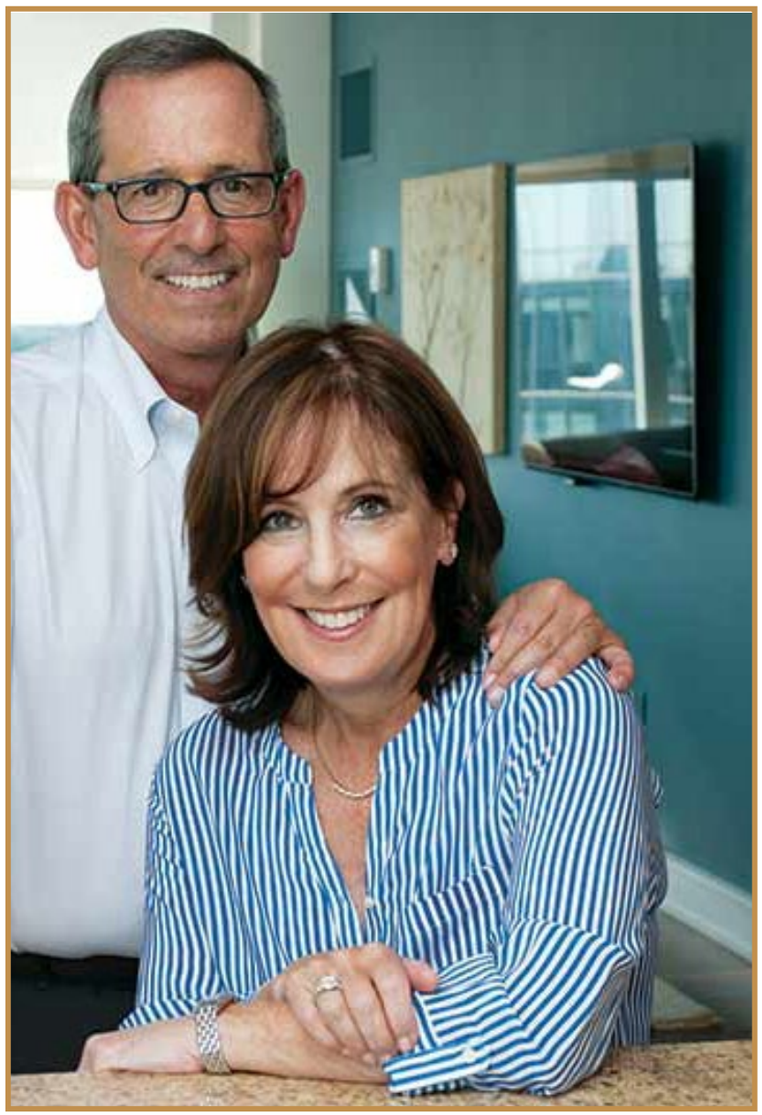






CONSUMER PROFILES

TOP TIER



- Highly educated, successful consumer market: more than one in three residents has a postgraduate degree
- Married couples without children or married couples with older children dominate this market
- Wealthiest consumers who spend money on themselves; visit day spas and salons, use dry cleaning services and exercise at exclusive clubs
- Socially responsible consumers who aim for a balanced lifestyle, they are goal-oriented and hardworking but make time for kids/grandkids and maintaIn a close knit group of friends
- Housing units are owner occupied with the highest home values



BLOOMINGDALE'S
THE OUTLET STORE



BASSETT
FURNITURE

housing

food

apparel & services

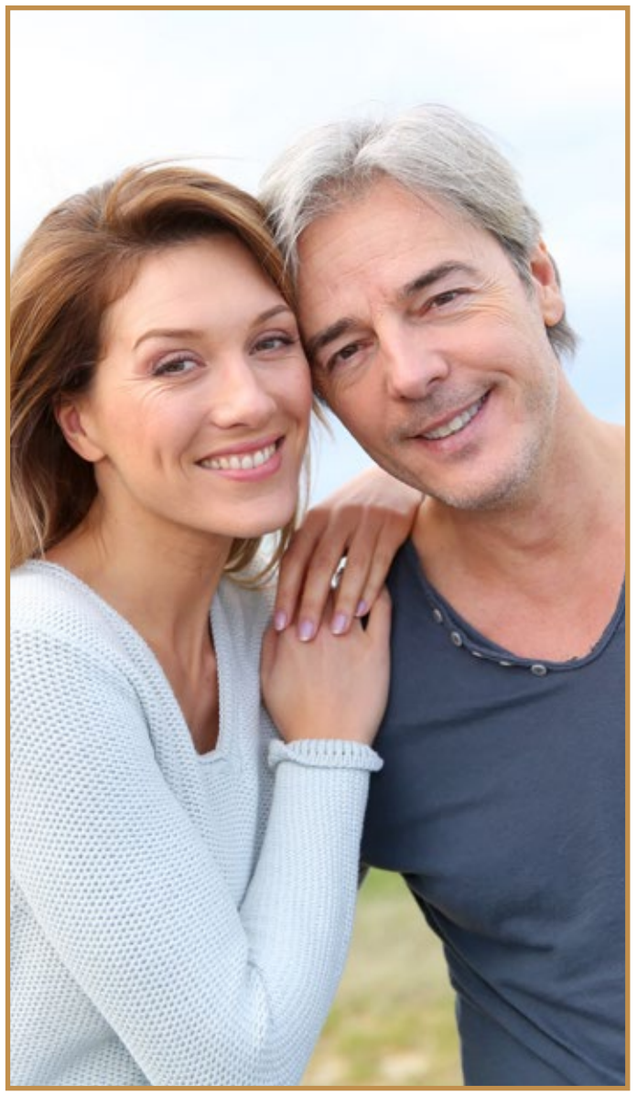
top 3 budget allocations

$173,200
median household income

Management
top occupation

CONSUMER PROFILES

PLEASANTVILLE



- 66% college educated; 37% with a bachelor's degree or higher
- Households composed of older married-couple families, more without children under 18
- Residents spend their spare time participating in a variety of sports or watching movies
- Shop online and in a variety of stores, from upscale to discount, and use the Internet largely for financial purposes
- Prefer fashion that is classic and timeless as opposed to trendy
- Enjoys outdoor gardening, going to the beach, visiting theme parks, frequenting museums and attending rock concerts



THE CONTAINER STORE TRADER JOE'S



SHAKE SHACK

housing

food

apparel & services

top 3 budget allocations

$92,900

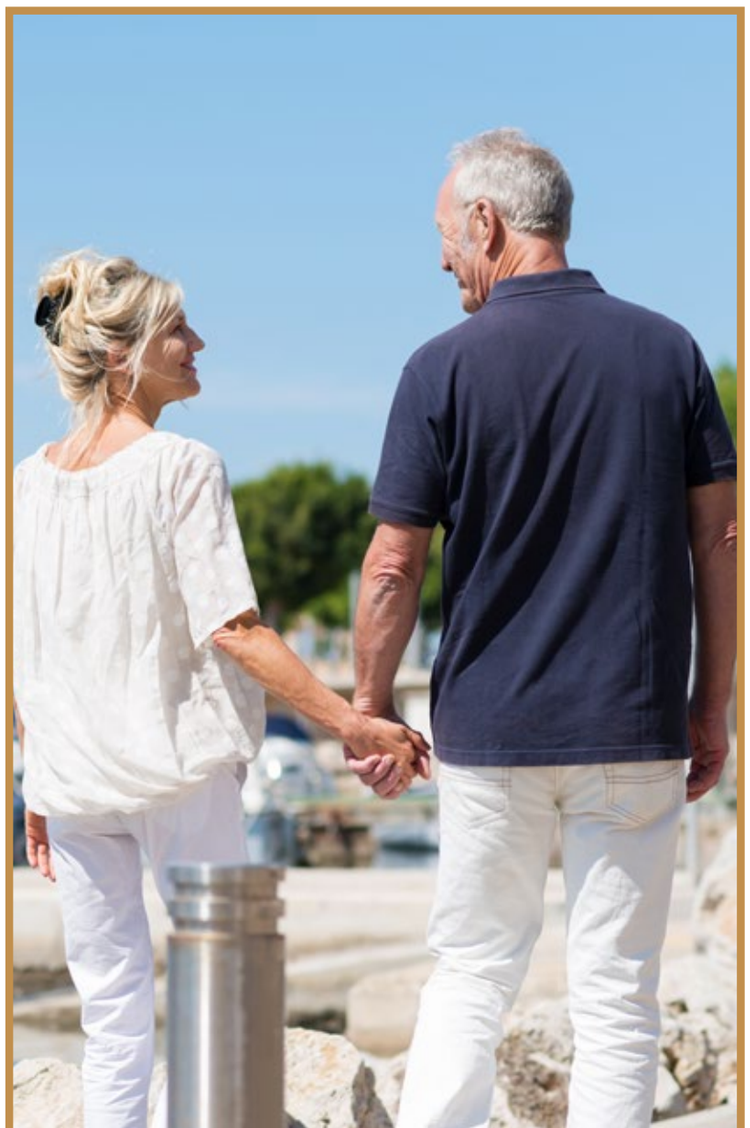
median household income

Finance

top occupation

CONSUMER PROFILES

GOLDEN YEARS



- Well educated, active seniors nearing the end of their carriers or already in retirement, empty nesters, and singles living alone
- These consumers are actively pursuing a vareity of leisure interests - travel, sports, dining out, museums and concerts
- Well connected by using the internet for shopping, paying bills, monitoring investments and entertainment
- Generous supporters of the arts and charitable organizations

housing

food

apparel & services

top 3 budget allocations

$71,700

median household income

Management

top occupation

DEMOGRAPHICS

	1 mile radius	3 mile radius	5 mile radius	7 mile radius
Population				
2026 Total Population	13,053	163,789	297,014	934,421
2010 Census Population	11,908	154,880	289,178	908,231
2000 Census Population	10,047	151,850	284,725	897,240
2026 Median Age	45.7	39.4	42.1	42.2
Households				
2026 Total Households	5,347	50,592	92,623	302,671
2010 Census Households	4,654	47,226	91,895	295,786
2000 Census Households	3,556	46,804	91,878	295,149
Projected Annual Growth 2026 to 2031	1.33%	0.23%	0.10%	0.14%
Historical Annual Growth 2010 to 2020	0.97%	0.52%	0.40%	0.39%
Race & Ethnicity				
White	66.6%	36.8%	45.5%	46.2%
Black or African American	4.4%	18.7%	12.8%	13.6%
Asian & Pacific Islander	12.3%	12.6%	22.3%	19.2%
American Indian & Native Alaskan	0.4%	0.7%	0.5%	0.5%
Other Races	7.7%	20.6%	10.3%	11.4%
Hispanic	15.6%	32.3%	18.8%	20.4%
Income				
2026 Average Household Income	$191,845	$180,374	$209,452	$196,611
2026 Median Household Income	$153,771	$128,375	$157,164	$147,714
2026 Per Capita Income	$76,529	$56,457	$65,579	$64,017
Education (Age 25+)				
2026 High School Graduate	14.0%	20.0%	19.0%	19.0%
2026 Some College	11.0%	12.0%	11.0%	12.0%
2026 Associates Degree Only	14.0%	9.0%	9.0%	9.0%
2026 Bachelors Degree Only	30.0%	23.0%	29.0%	27.0%
2026 Graduate Degree	25.0%	20.0%	23.0%	22.0%
Business				
2026 Number of Businesses	1,902	8,144	11,199	38,137
2026 Total Number of Employees	24,229	91,347	126,983	442,291

CapitolAerials©



EXCLUSIVE REPRESENTATION

RIPCO

REAL ESTATE

Jeffrey Howard
jhoward@ripcony.com

Joanne Argenti
jargenti@ripcony.com

WOODBURY
1000 Woodbury Road
Suite 100
Woodbury, NY 11797
516.933.8880
ripcony.com

Whether it is financial services, high end designers, new retail concepts, big boxes or major owners and developers; Ripco can implement storefront strategies. We understand retail real estate in New York has an intrinsic value and we can help in ascertaining that worth for both retailers and developers.

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.