



ARDEN

GARVIES POINT

GLEN COVE, NEW YORK

2,400 SF of Brand New Retail Currently Under Construction Within an Established 606-Unit Residential Community



RIPCO
REAL ESTATE

OWNED & DEVELOPED BY
RXR



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GARVIES POINT

About the Project



Garvies Point is a 56-acre, mixed-use waterfront community along the shores of Hempstead Harbor in Glen Cove, Long Island — just 30 miles from midtown Manhattan. Developed by RXR Realty in partnership with the City of Glen Cove, this \$1.1 billion transformation of a former industrial site features more than 6,000 new residences, and 28 acres of open space, parks, and waterfront promenades. The development is comprised of:

- Harbor Landing – 385 luxury market rate rentals
- The Arden – 101 luxury market rate rentals (currently under construction)
- The Beacon at Garvies Point – 166 luxury condominium units
- The Green at Garvies Point – 55 workforce rentals
- 2,381 parking spaces, including over 450 designated for public use
- 1.1 miles of waterfront esplanade
- Restaurants & Cafés with outdoor seating, including Garvies Point Brewery & Restaurant and Glen Cove Gourmet Deli & Bagels
- 5.4 miles of walkways and connecting trails to Garvies Point Preserve and Pratt Park
- Bike Path
- Dog Park
- Children’s Playgrounds
- Ecology Pier
- Public Restrooms
- Two Marinas with boat slips
- Boat Launch
- Kayak & Stand-Up Paddleboard Launches
- Beach & Boardwalk with prime Sunset views
- Recreational parks and great lawn space
- Waterfront fixed seating



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2,400 SF AVAILABLE
(DIVISIBLE)



GLEN COVE
GOURMET DELI &
BAGELS

GARVIES POINT
BREWERY &
RESTAURANT





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LEGEND YACHT & BEACH CLUB

ROBERT M. FINLEY MIDDLE SCHOOL

GLEN COVE HIGH SCHOOL

EUGENE GRIBBIN ELEMENTARY SCHOOL

MTA LOCUST VALLEY

VILLAGE SQUARE
1,565 SF AVAILABLE

MTA GLEN COVE

GLEN COVE

FRIENDS ACADEMY

LANDING ELEMENTARY SCHOOL

Panera
BREAD

GLEN STREET

MTA GLEN STREET

CVS
pharmacy

HEMPSTEAD HARBOR CLUB

JOHN MACCARONE
BASEBALL FIELDS

COLES SCHOOL

CONNOLLY SCHOOL

GLEN COVE MARINA

PRATT STREET

LEXUS

LAND-ROVER

VOLVO

SEA CLIFF YACHT CLUB

MTA SEA CLIFF

CEDAR SWAMP ROAD

COLES SCHOOL

CONNOLLY SCHOOL



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GARVIES POINT

2,400 SF (DIVISIBLE), 600+ RESIDENCES

Hempstead Bay

SEA CLIFF

GLEN HEAD COUNTRY CLUB

CEDAR BROOK GOLF & TENNIS CLUB

ST. HYANCINTH SCHOOL

GLEN COVE AVENUE

FOREST AVENUE

SCHOOL STREET

FAIRFIELD
PROPERTIES

FAIRFIELD
PROPERTIES

Staples

PET SMART

AMC

Starbucks

SUNRISE
SENIOR LIVING

CVS
pharmacy

Walgreens

Brinkmann's

STOP & SHOP

Advance
Auto Parts

NASSAU COUNTRY CLUB





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GARVIES POINT

Exceptional Market



5
mile radius

Population	112,441	Bachelor's Degree or Higher	41.9%
Households	39,300	Annual HH Income of \$100k+	25,909 - 23.3%
Avg HH Income	\$250,384	Daytime Population	109,722
Med HH Income	\$154,821		


15
minute drive time

Population	68,083	Bachelor's Degree or Higher	38.1%
Households	23,829	Annual HH Income of \$100k+	14,994 - 24.1%
Avg HH Income	\$226,194	Daytime Population	64,655
Med HH Income	\$138,757		



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Median Household Income

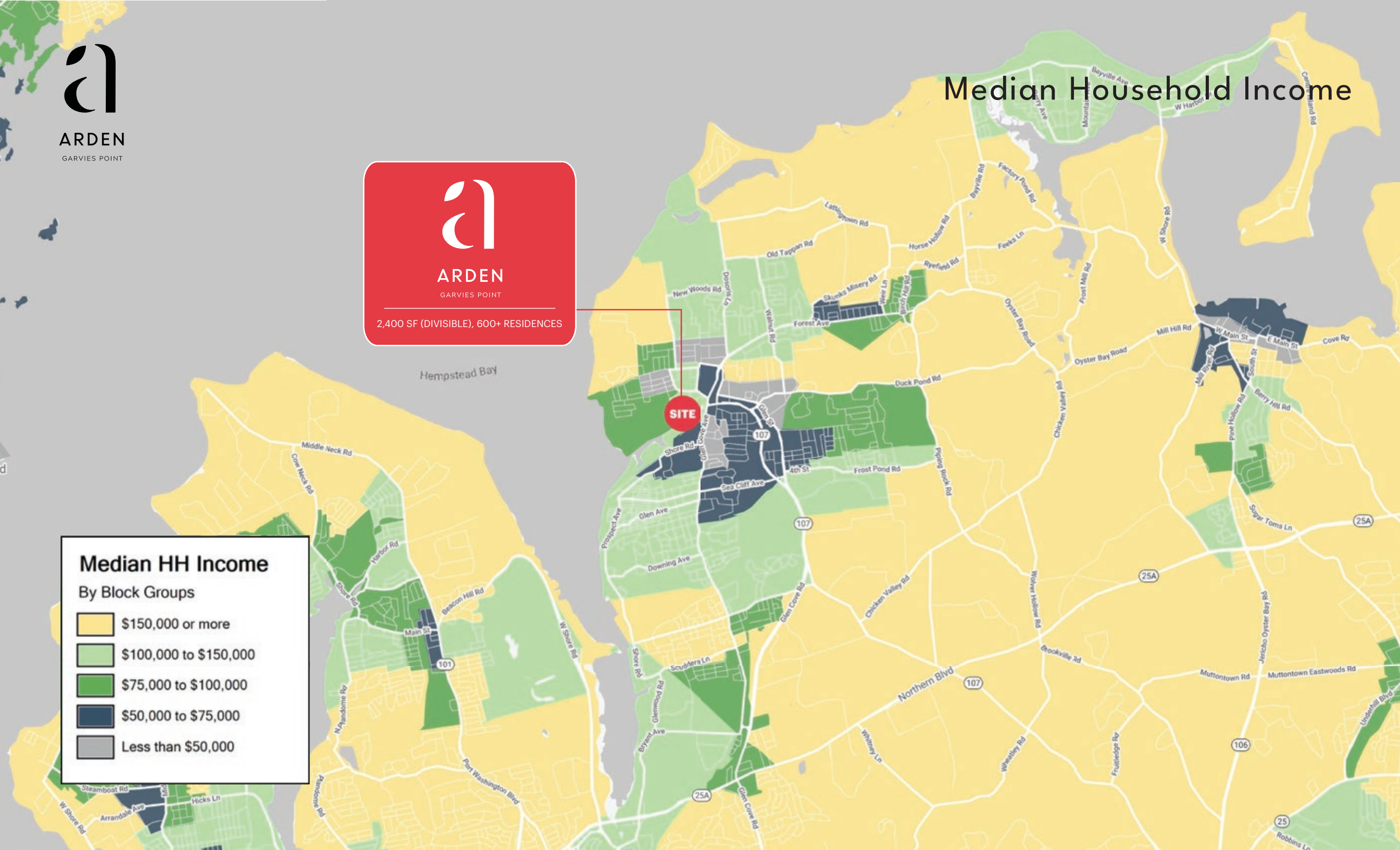


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2,400 SF (DIVISIBLE), 600+ RESIDENCES

Median HH Income
By Block Groups

-  \$150,000 or more
-  \$100,000 to \$150,000
-  \$75,000 to \$100,000
-  \$50,000 to \$75,000
-  Less than \$50,000





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GARVIES POINT

GLEN COVE, NEW YORK

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RIPCO
REAL ESTATE

ABOUT THE DEVELOPER
RXR

RXR Realty LLC ("RXR") is one of the largest owners, managers, and developers in the New York Tri-State area. The RXR platform manages 72 commercial real estate properties and investments with an aggregate gross asset value of approximately \$17.7 billion, comprising approximately 23.1 million square feet of commercial operating properties and approximately 6,300 multi-family and for sale units in various stages of development in the New York Metropolitan area.