

VILLAGE SQUARE

GLEN COVE

New Mixed Use Development in the Heart of Downtown Glen Cove



-Artist Rendering-

RIPCO
REAL ESTATE

100% Occupied | 146 Luxury Apartments | Retail Space Available - 1,565 SF
Abundant convenient parking at adjacent municipal garage and on street

Access to and from Ground Level
Former Smoothie Café Available





Staples

HIGHLAND RD

lo Famiglia
AMERICAN CAFE

MITHASIUM
ASIAN FUSION

edible

AMC

DUNKIN'
BR

P

ABOFF'S
PAINTS

PARKING GARAGE
553 SPACES

23,410
VPD

10,000
VPD

GCF
GLEN COVE FITNESS

T-Mobile

LONDON
JEWELERS

Wild Ginger

SAFAVIEH
HOME FURNISHINGS

WINABASKET

PIZZA

CITY HALL

NOBU
SAVA

STUDIO 12
DELI

METRO

DOWNTOWN
CAFE

PARADISE
BAKERY

TOKYO
SUSHI

ACADEMY OF
FINE ART

GLEN
FLOORS

M

HENRY'S

P

+/- 104 SPACES

POLICE
DEPARTMENT

7,000
VPD

Northwell
Health

FAIRFIELD
PROPERTIES

111 UNITS / 4 STORIES

GLEN ST

PRATT ST

21,000
VPD

HERB HILL RD

LIBRARY

UNITED STATES
POSTAL SERVICE

SHELL

CITIBANK

MOBIL

FIRE DEPARTMENT

FAIRFIELD
PROPERTIES

367 UNITS / 4 STORIES

CHARLES ST

RIPCO
REAL ESTATE



GLEN COVE HIGH SCHOOL

EUGENE GRIBBIN ELEMENTARY SCHOOL

Walgreens

Brinkmann's

STOP & SHOP

MTA LOCUST VALLEY

LEGEND YACHT & BEACH CLUB

ROBERT M. FINLEY MIDDLE SCHOOL

CVS pharmacy

Staples

PET SMART

Advance Auto Parts

NASSAU COUNTRY CLUB

SUNRISE SENIOR LIVING

AMC

Starbucks

VILLAGE SQUARE
1,565 SF AVAILABLE

FAIRFIELD REALTY

MTA GLEN COVE

GLEN COVE

FRIENDS ACADEMY

LANDING ELEMENTARY SCHOOL

GLEN STREET

CVS pharmacy

Panera BREAD

FAIRFIELD REALTY

MTA GLEN STREET

GARVIES POINT

FERRY TERMINAL

HEMPSTEAD HARBOR CLUB

JOHN MACCARONE BASEBALL FIELDS

GLEN COVE MARINA

COLES SCHOOL

CONNOLLY SCHOOL

GARVIES POINT
1,000+ FUTURE RESIDENCES
75% COMPLETE

SEA CLIFF YACHT CLUB

MTA SEA CLIFF

LEXUS

LAND-ROVER

VOLVO

ST. HYANCINTH SCHOOL

GLEN HEAD COUNTRY CLUB

CEDAR BROOK GOLF & TENNIS CLUB

SEA CLIFF

Hempstead Bay

RIPCO
REAL ESTATE





1
mile
radius

Population
21,985
Households
8,076
Avg HH Income
\$136,355
Med HH Income
\$90,095
Annual HH Income of \$100k+
3,747 - 21.1%
Daytime Population
20,162

3
mile
radius

Population
50,951
Households
18,398
Avg HH Income
\$192,600
Med HH Income
\$121,591
Annual HH Income of \$100k+
10,708 - 24.5%
Daytime Population
45,948

5
mile
radius

Population
107,254
Households
37,694
Avg HH Income
\$241,749
Med HH Income
\$150,199
Annual HH Income of \$100k+
24,479 - 23.1%
Daytime Population
103,545

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GLEN COVE

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RIPCO
REAL ESTATE

About the developer:



Headquartered in New York with a national platform strategy, RXR Realty LLC (“RXR”) is a 500+ person, vertically integrated real estate operating and development company with expertise in a wide array of value creation activities, including ground up real estate development, uncovering value in underperforming properties, repurposing well-located iconic properties, incorporating cutting edge real estate technologies and value-added lending. The RXR platform manages 80 commercial real estate properties and investments with an aggregate gross asset value of \$21.8 billion, comprising approximately 29.5 million square feet of commercial properties, a multi-family residential portfolio of approximately 6,000 units under operation or development, and control of development rights for an additional approximately 2,900 multi-family and for sale units in the New York Metropolitan area as of September 30, 2021 adjusted for transactions that occurred through November 1, 2021. Gross asset value compiled by RXR Realty in accordance with company fair value measurement policy and is comprised of capital invested by RXR and its partners, as well as leverage. For more information please visit: www.rxrrealty.com