

657 FRANKLIN AVENUE | GARDEN CITY | NEW YORK

1,008 SF & 302 SF STEPS FROM SEVENTH STREET – AVAILABLE NOW

564 SF COMING AVAILABLE SOON



302 SF
Available Now

564 SF + Basement
Coming Available Nov. 30, 2025

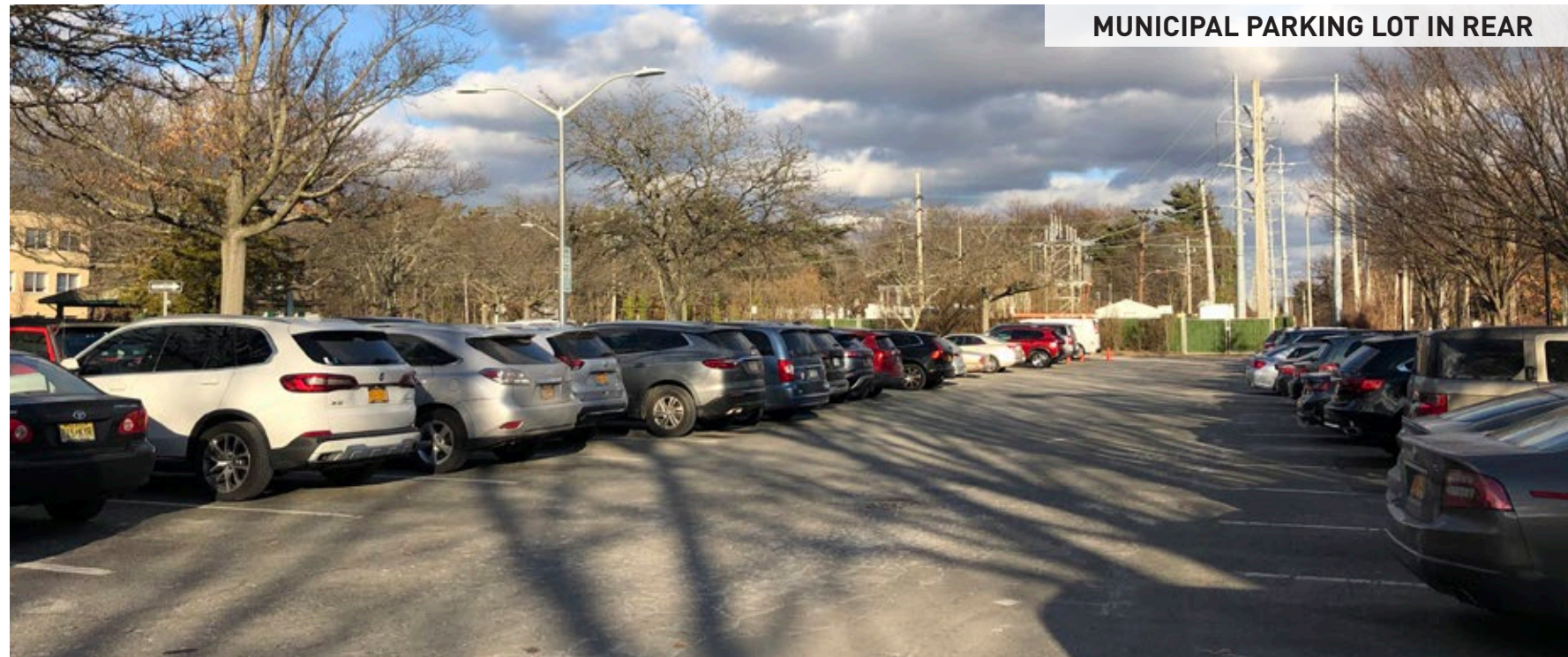
1,008 SF
Available Now

CAN BE COMBINED TO 1,874 SF

PROPERTY DETAILS

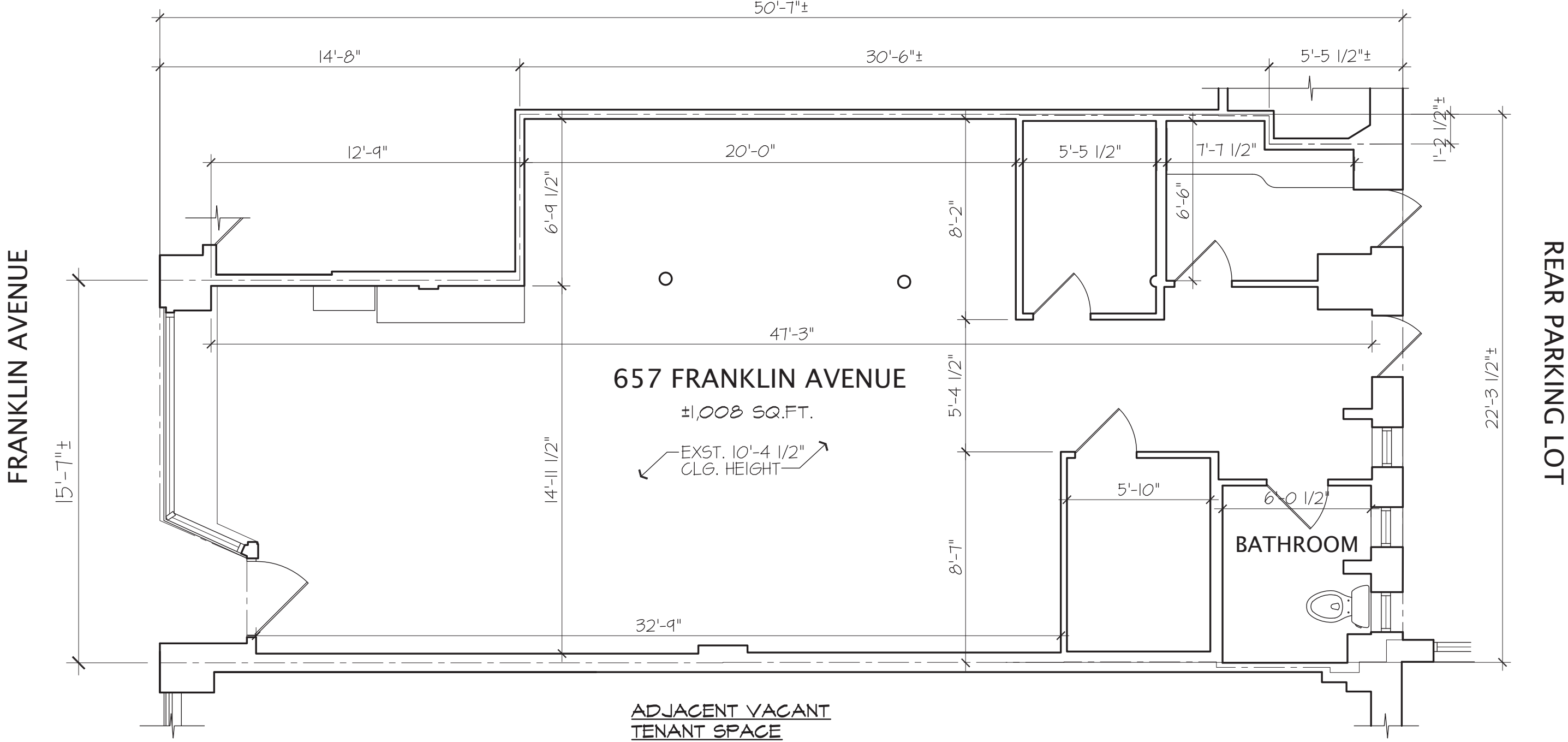
- 1,008 SF with 15 FT of Frontage - Available Now
- 302 SF with 10 FT of Frontage - Available Now
- 564 SF + Basement Coming Available Nov. 30, 2025

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- \$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

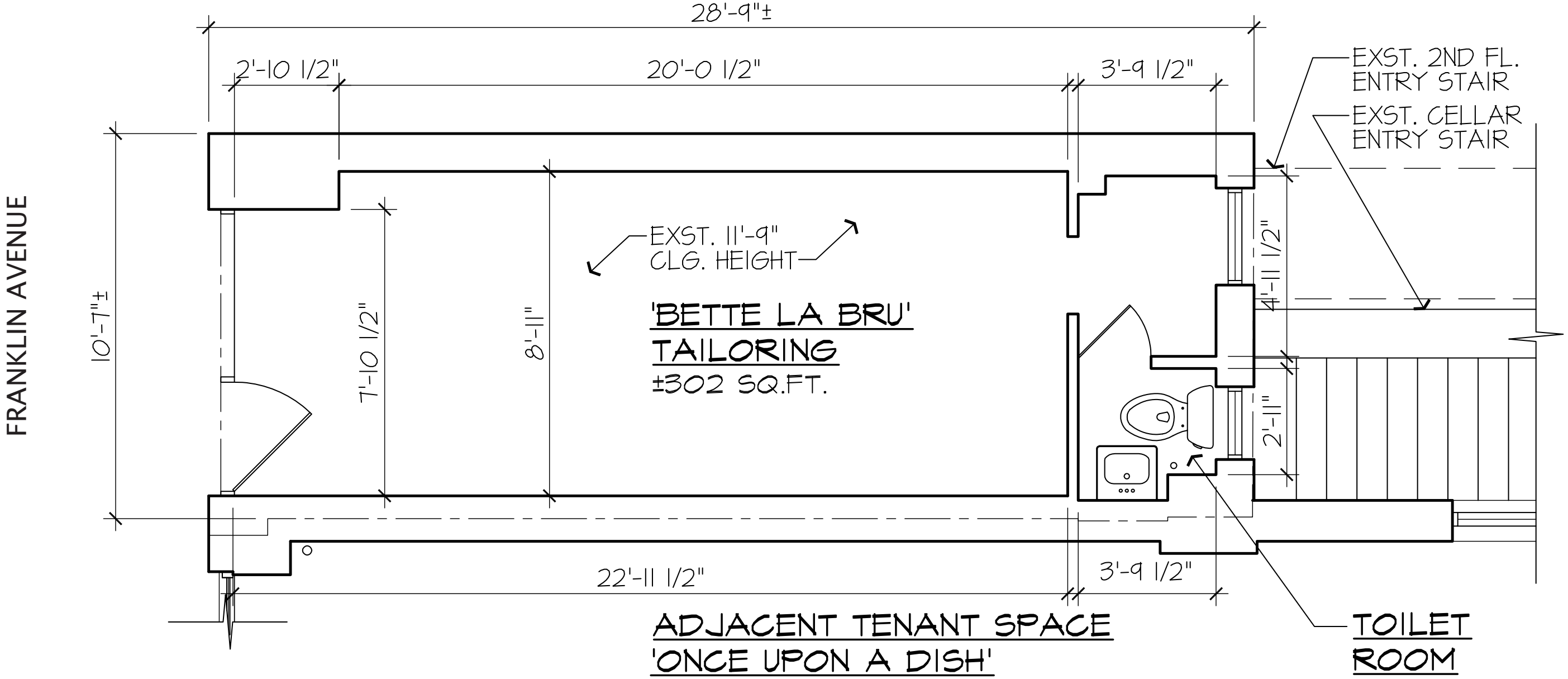


FLOOR PLAN - 1,008 SF Available Now

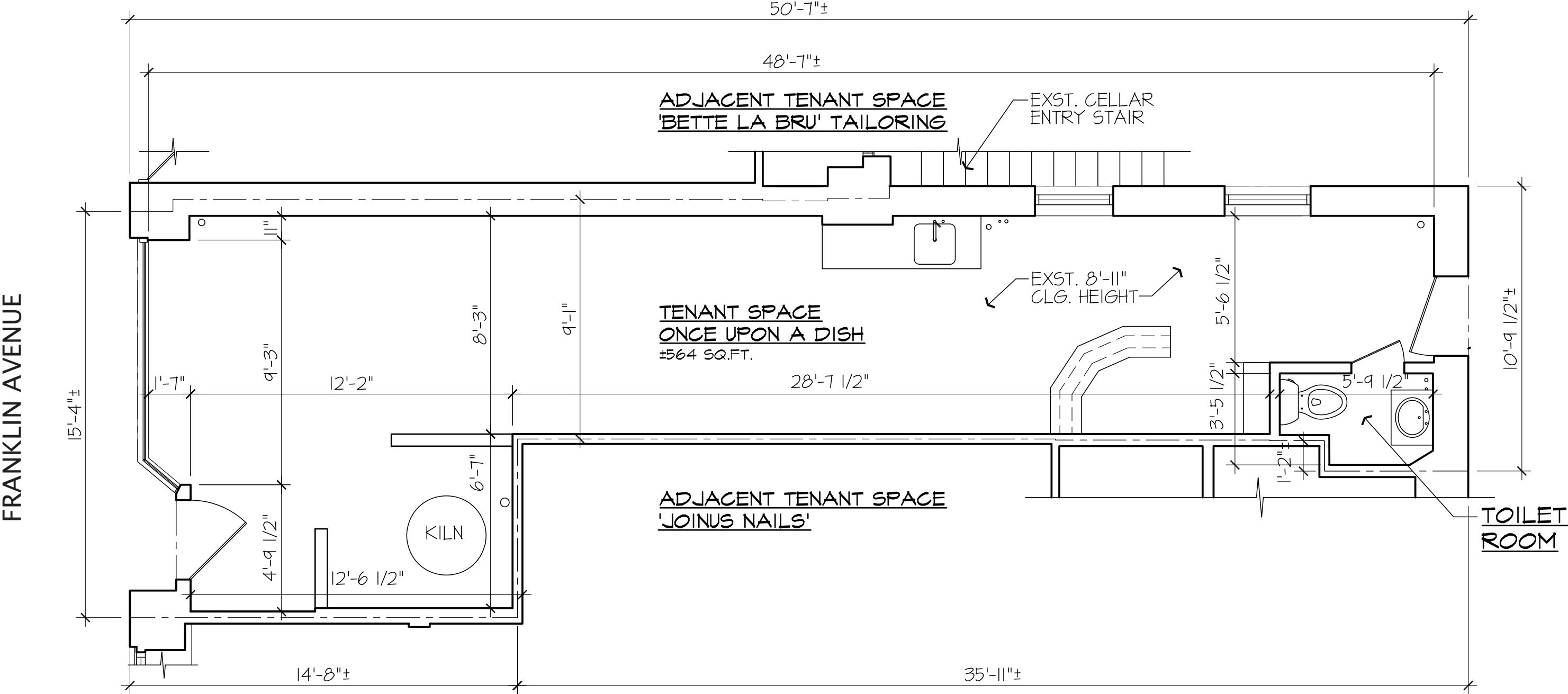
ADJACENT TENANT SPACE
'ONCE UPON A DISH'



FLOOR PLAN - 302 SF Available Now



FLOOR PLAN - 564 SF + Basement Coming Available Nov. 30, 2025



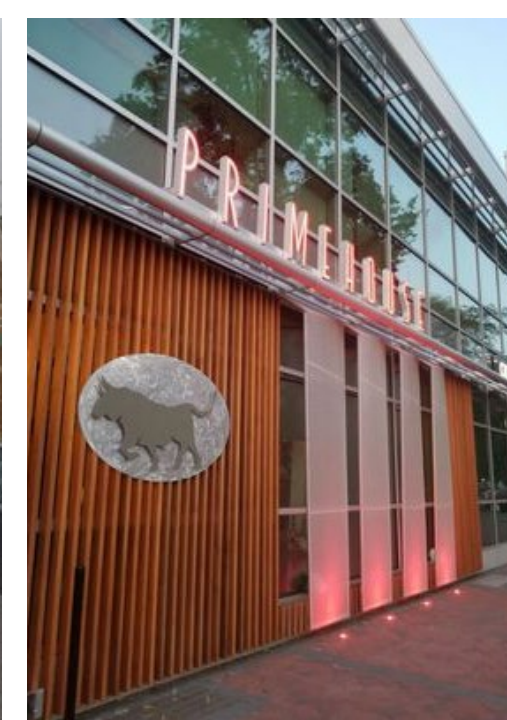
ABOUT GARDEN CITY

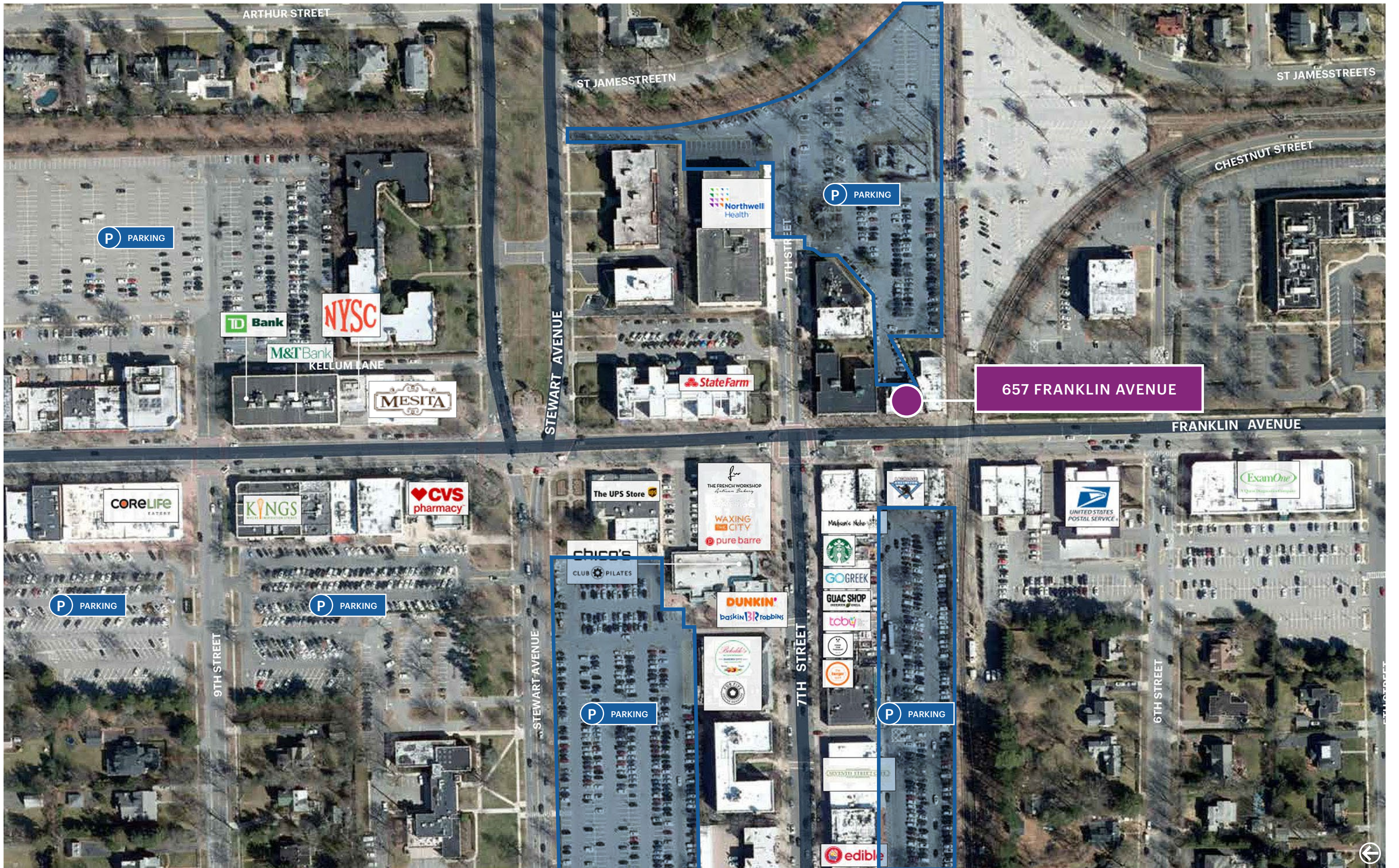
Covering 5.3 square miles, Garden City is characterized by tree-shaded avenues, manicured gardens and handsome Tudors and colonials. The average household income is around \$180,000.

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

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



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