

FLORAL PARK · NEW YORK

DELIVERING AUGUST 2026

THE  
**HILLCREST**

A New Mixed-Use Landmark on Covert Avenue

RETAIL & RESIDENTIAL LEASING

41-61 Covert Avenue, Floral Park, NY 11001



## THE OPPORTUNITY

# Imagine It Here.

A newly built mixed-use property in the heart of Floral Park, The Hillcrest brings modern retail and residential space to one of the village's most active corridors on Covert Avenue. Six street-level storefronts. Twelve bright residences above. Private parking, elevator access, and a walkable location near the train, Sewanhaka High School, and the everyday neighborhood traffic that makes this corner stand out.

**Whether you're opening your next shop or looking for a place to call home, The Hillcrest puts you in the center of it all.**

**12**

RESIDENCES

**6**

RETAIL UNITS

**6,575**

SF OF RETAIL

**22**

PARKING SPACES

**Aug 26**

EST. COMPLETION

### For Business

- Prime corner visibility & signage
- Brand-new vanilla-box space
- Ample municipal parking spots
- Built-in customers living upstairs
- Walkable to the LIRR

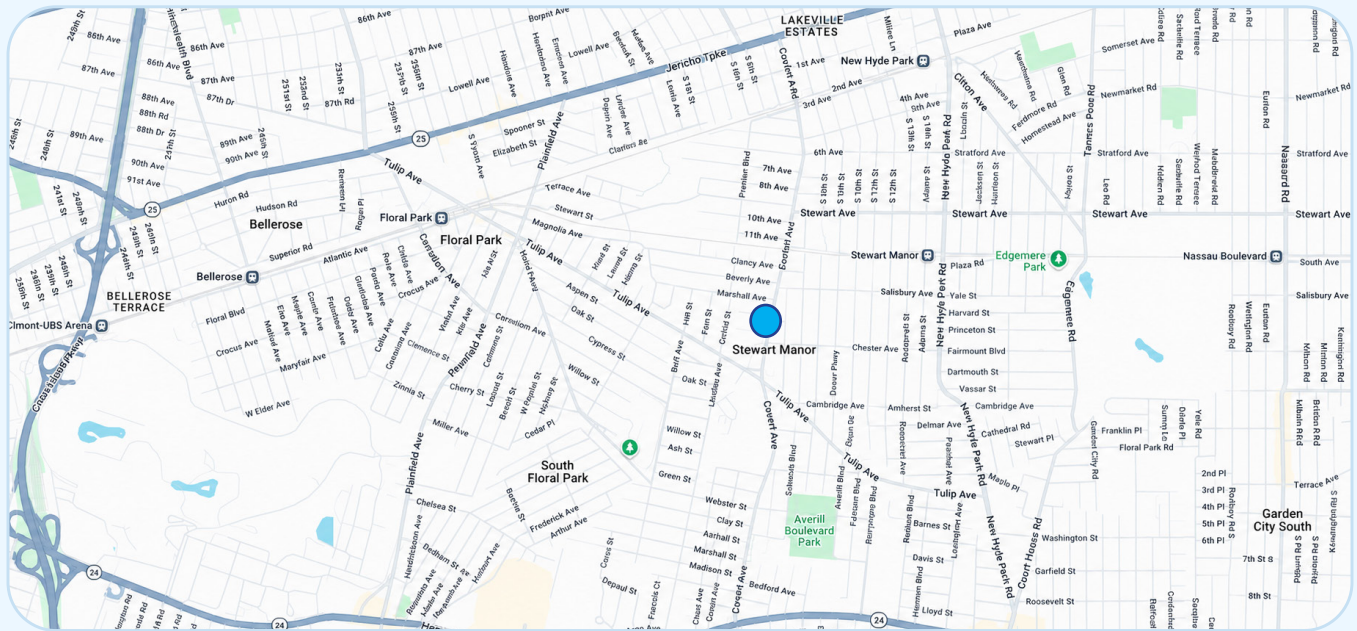
### For Residents

- Bright 1 & 2-bedroom homes
- Elevator & private parking
- Fitness room + resident storage
- Stone counters, modern finishes
- Walk to shops, dining & trains

LOCATION & TRANSIT

# A Walk to the Train. A Block from Everything.

The Hillcrest sits in the heart of Covert Ave, nestled between Jericho Tpke & Hempstead Tpke – a true transit-oriented address less than half a mile from the Stewart Manor LIRR station, with fast access Penn Station or Grand Central. Park the car and live the village life.



**< 0.5 mi**

to Stewart Manor LIRR

**~40 min**

to Penn Station / Grand Central

**Walk Score**

shops, dining & schools nearby

## Why Floral Park

*An affluent, walkable village with a strong commuter base, tight-knit Main Street energy and low retail vacancy — the kind of place where a new storefront gets noticed and a new home gets snapped up.*

Restaurants & Cafés

Boutique Shopping

Top Schools

Parks & Rec

Houses of Worship

LIRR Commute

Fitness Studios

**Park the car. Live the village.**

Retail & residential leasing now underway — delivering August 2026.



# RETAIL FOR LEASE

Six brand-new storefronts on a signalized corner.

## Availability

SUITE	RENT	SIZE	RENTAL RATE / ANNUAL SF
<b>Unit 1</b>	Corner / anchor	<b>1,689 SF</b>	\$71.00 NNN
<b>Unit 2</b>	Inline	<b>1,001 SF</b>	\$75.00 NNN
<b>Unit 3</b>	Inline	<b>999 SF</b>	\$75.00 NNN
<b>Unit 4</b>	Inline	<b>952 SF</b>	\$75.00 NNN
<b>Unit 5</b>	Inline	<b>950 SF</b>	\$75.00 NNN
<b>Unit 6</b>	End Cap	<b>984 SF</b>	\$97.00 NNN

### BONUS Lower Level Storage Units Included.

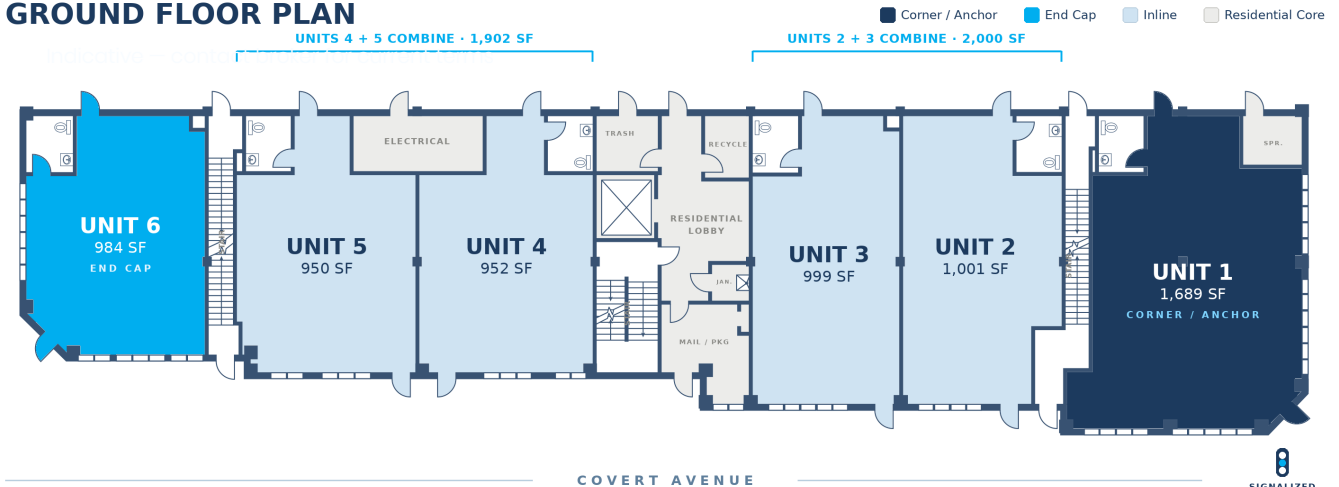
2026 RETs Est: \$2.46 PSF + OpEx/Insurance Est: \$1.54 PSF • Property Benefits From Tax PILOT Program  
Pricing subject to change. Inquire with broker for current terms.

## Highlights

- High-visibility frontage on a busy signalized corner
- Large storefront glass + awning signage
- Ample public parking
- 12 residences upstairs = daily foot traffic
- Walk-up trade from the LIRR commuter flow
- Delivered as a clean white box, ready to fit out

### THE HILLCREST

## GROUND FLOOR PLAN



# RESIDENCES FOR LEASE

Twelve modern homes above the shops.

## The Residences

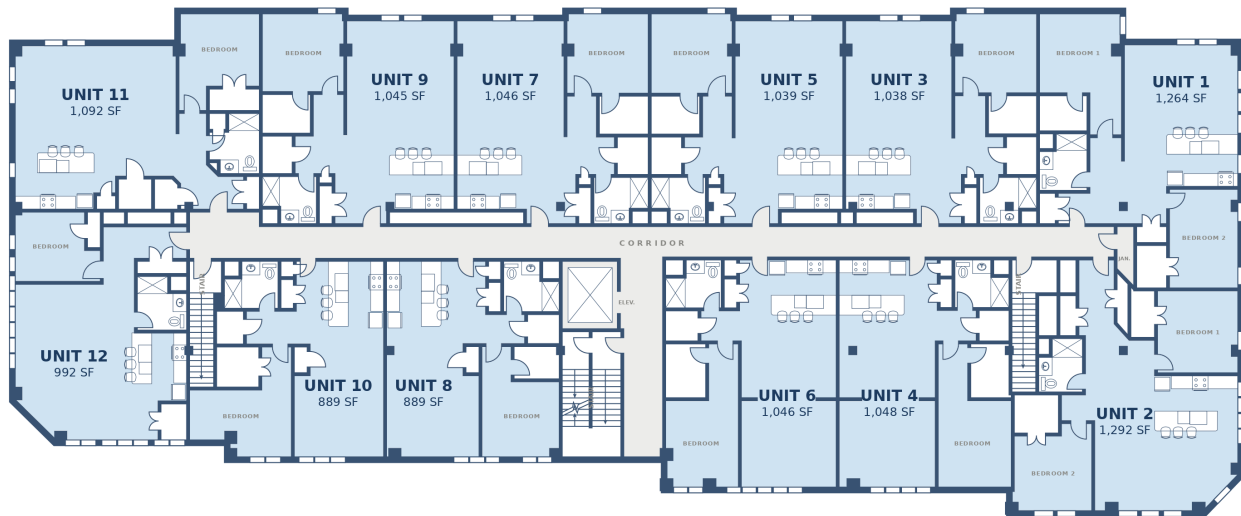
HOME TYPE	SIZE (approx.)	COUNT	RENT
One Bedroom / One Bath	~900 – 1,090 SF	10 Units	\$4,000–\$4,500 / mo
Two Bedroom / One Bath	~1,270 – 1,290 SF	2 Units	\$5,000 / mo

Pricing Subject to Change · Contact for Current Availability

### THE HILLCREST

## SECOND FLOOR PLAN

Residential Unit Corridor & Core



COVERT AVENUE

## Amenities & Features

- Elevator-serviced building
- Fitness / amenity room
- Dedicated storage
- Individual HVAC + hot water
- Stone countertops
- Tile baths & backsplashes
- Private on-site parking
- Private resident storage
- Residential lobby & mail room
- Energy-efficient LED lighting
- Custom wood cabinetry
- Fully sprinklered, all-new build

THE BUILDING

# Built to Belong.

A two-story, elevator-serviced building with a classic brick-and-Tudor facade, purpose-built for the corner it sits on – retail at the sidewalk, homes above, parking tucked beneath.



Covered parking beneath the residences

## At a Glance

**ADDRESS**

41-61 Covert Ave, Floral Park, NY 11001

**BUILDING AREA**

~20,000 SF gross (over cellar)

**RESIDENCES**

12 apartments · 1 & 2 bedroom

**PARKING**

22 spaces

**SYSTEMS**

Elevator · fully sprinklered · individual HVAC

**USE**

Mixed-use — 12 residences over 6 retail units

**RETAIL**

6,575 SF · 6 units · ground floor

**STORIES**

2 stories + lower level, & parking lot

**CONSTRUCTION**

All-new · brick & James Hardie · shingle roof

**DELIVERY**

August 2026

Figures approximate and subject to final construction.

## A landmark corner, reimagined.

Now pre-leasing retail & residences — delivering August 2026.

FLORAL PARK · NEW YORK

NOW PRE-LEASING

# THE HILLCREST

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*Retail & Residential at 41-61 Covert Avenue*

Floral Park, NY 11001

LEASING CONTACT

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All information is from sources deemed reliable and subject to change. Renderings are artist concepts.