

Outparcel of Roosevelt Field Mall

FREESTANDING RESTAURANT AVAILABLE

600 Garden City Plaza – Garden City, NY 11530



Contact Exclusive Brokers for More Information



120 NORTH VILLAGE AVENUE
ROCKVILLE CENTRE, NY 11570
516-496-8888

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ADDRESS: 600 GARDEN CITY PLAZA
CITY, STATE: GARDEN CITY, NY
MARKET: ROOSEVELT FIELD
GROUND FL: +/- 8,893 SF
YEAR BUILT: 2015
AVAILABILITY: ARRANGED

HIGHLIGHTS:

- The concentration of office parks, hotels, and retail centers generates **steady demand for food and beverage operators** throughout the week.

- Roosevelt Field/Garden City is **one of the strongest and highest-performing retail trade areas in the New York** metropolitan region.

- Roosevelt Field Mall sees **8.9 Million visitors annually** and is a top national retail destination supported by strong sales and consistent foot traffic.

- The trade area benefits from **dense, affluent suburban communities and immediate access to major roadways including the Meadowbrook Parkway with over 127,759 vehicles daily and Old Country Road with over 58,376 vehicles daily.**

- This combination of premier retail and dining strengthens **Garden City's position as a leading commercial and lifestyle destination in Nassau County.**

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AREA RETAIL & SERVICES:

Residence INN BY MARRIOTT ★ macy's H&M bloomingdales DICK'S SPORTING GOODS LOFT CHAMPS SPORTS adidas
NORDSTROM Gap Starbucks AMC Neiman Marcus FOREVER 21 UNI QLO Apple URBAN OUTFITTERS aerie
...AND MANY MORE

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AERIAL VIEW



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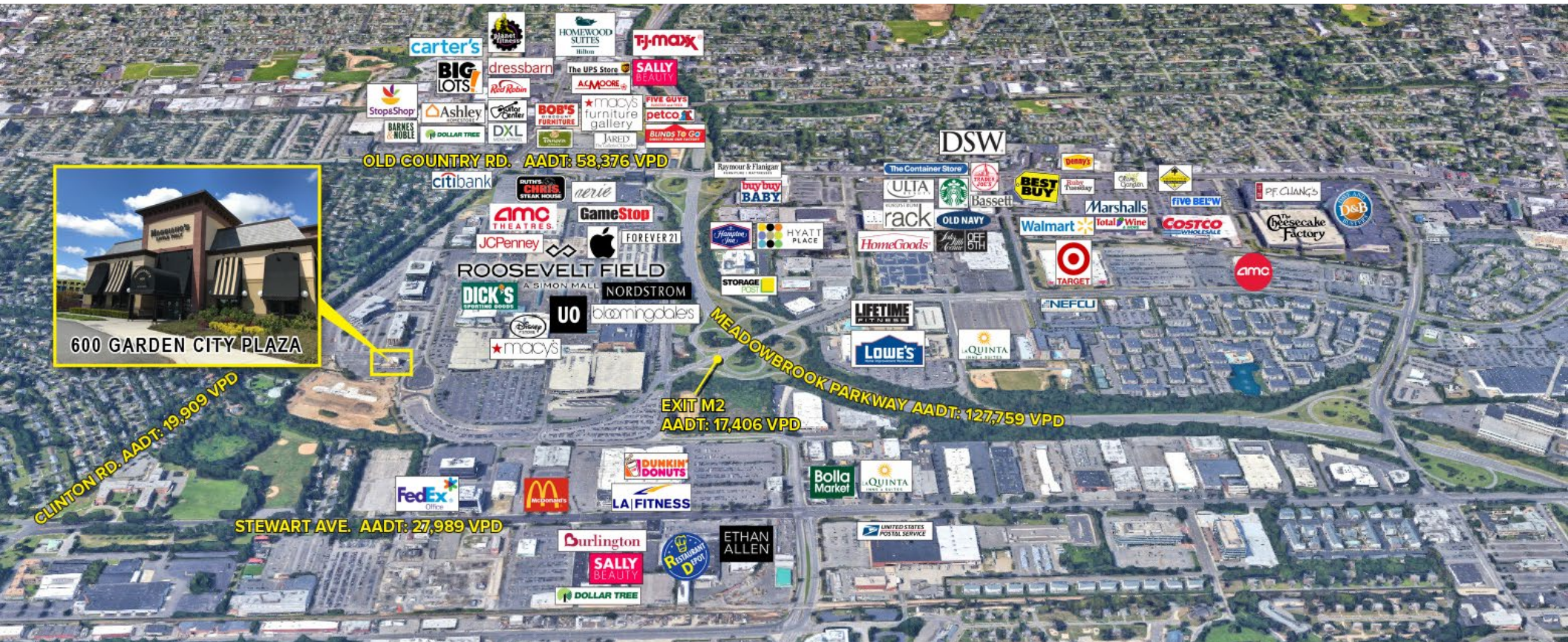
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AREA RETAIL



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DINING WITHIN TWO MILES

WATERZOOI BELGIAN BISTRO & OYSTER BAR: BELGIAN BISTRO AND OYSTER BAR **NOVITÁ WINE BAR**

TRATTORIA: ITALIAN TRATTORIA AND WINE BAR

THE CAPITAL GRILLE: UPGRADE STEAKHOUSE AND FINE DINING

SMALL BATCH: AMERICAN GASTROPUB WITH SEASONAL DISHES

SPUNTINO WINE BAR & ITALIAN TAPAS: ITALIAN TAPAS AND WINE BAR

REVEL RESTAURANT & BAR: UPGRADE AMERICAN DINING AND BRUNCH

TAP ROOM GARDEN CITY: GASTROPUB WITH INDOOR/OUTDOOR SEATING

SPARROW KITCHEN & COCKTAILS: MEDITERRANEAN/ITALIAN-INFLUENCED SMALL PLATES AND COCKTAILS

LEO'S TAVERN: CLASSIC AMERICAN DINER-STYLE TAVERN WITH TABLE SERVICE

TOCOLO CANTINA: SIT-DOWN MEXICAN RESTAURANT

PRIMEHOUSE STEAK & SUSHI: STEAKHOUSE AND SUSHI FUSION DINING

BK SWEENEY'S UPTOWN GRILLE: TRADITIONAL AMERICAN GRILL

MESITA: SIT-DOWN MEXICAN/LATIN RESTAURANT

NOMIYA (IZAKAYA / SUSHI & ASIAN-FUSION): JAPANESE/ASIAN SIT-DOWN DINING

ITA KITCHEN: ITALIAN/NEW AMERICAN RESTAURANT

RUSTICA PIZZERIA & RESTAURANT: ITALIAN SIT-DOWN PIZZERIA AND RESTAURANT

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Roosevelt Field/Garden City Top Retail & Dining Destination in the New York Metropolitan Area

The **Roosevelt Field** retail trade area in Garden City is one of the strongest and most established shopping destinations in the New York metropolitan region. Anchored by the highly successful Roosevelt Field Mall—one of the largest and highest-performing malls in the country—the area benefits from exceptional national retailer presence, strong sales volumes, and steady year-round foot traffic. The trade area draws from a dense and affluent suburban population across Nassau County and offers immediate access to major roadways including the Meadowbrook Parkway, Old Country Road, and Stewart Avenue. This combination of accessibility, demographics, and best-in-class retail tenancy creates a resilient and diverse retail ecosystem that consistently attracts both shoppers and top-tier national brands.

The surrounding dining environment is equally robust, offering a wide range of sit-down restaurants, upscale eateries, and experiential dining concepts that complement the retail core. From steakhouses and wine bars to contemporary American, Mediterranean, and international cuisine, the area supports a thriving restaurant scene that serves both local residents and regional visitors. The concentration of office parks, hotels, and retail centers further drives demand throughout the week, making Garden City a top dining destination within Nassau County. This mix of high-quality food and beverage operators enhances the overall appeal of the trade area and reinforces Roosevelt Field's position as a premier retail and dining hub on Long Island.

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DEMOGRAPHICS

| Population | 1 mile | 3 miles | 5 miles |
|---------------------------------|-----------|-----------|-----------|
| 2010 Population | 10,813 | 184,163 | 497,014 |
| 2020 Population | 11,469 | 196,191 | 520,280 |
| 2025 Population | 11,448 | 196,074 | 515,620 |
| 2030 Population | 11,835 | 196,051 | 512,919 |
| Households | | | |
| 2010 Total Households | 4,167 | 57,270 | 156,517 |
| 2020 Total Households | 4,379 | 60,295 | 159,641 |
| 2025 Total Households | 4,481 | 61,329 | 160,341 |
| 2030 Total Households | 4,667 | 61,932 | 160,827 |
| 2010-2020 Annual Rate | 0.50% | 0.52% | 0.20% |
| 2020-2025 Annual Rate | 0.44% | 0.32% | 0.08% |
| 2025-2030 Annual Rate | 0.82% | 0.20% | 0.06% |
| 2025 Average Household Size | 2.54 | 3.08 | 3.15 |
| Median Household Income | | | |
| 2025 Median Household Income | \$164,908 | \$128,555 | \$145,742 |
| 2030 Median Household Income | \$180,399 | \$144,683 | \$160,364 |
| 2025-2030 Annual Rate | 1.81% | 2.39% | 1.93% |
| Average Household Income | | | |
| 2025 Average Household Income | \$206,689 | \$168,382 | \$187,818 |
| 2030 Average Household Income | \$222,645 | \$183,006 | \$203,746 |



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