

Outparcel of Roosevelt Field Mall

# FREESTANDING RESTAURANT AVAILABLE

600 Garden City Plaza – Garden City, NY 11530



**SCHUCKMAN®**  
REALTY INC.

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

Contact Exclusive Brokers for More Information

**Edward Gottlieb, CRX, CLS**  
Lic. Associate RE Broker  
[ed@schuckmanrealty.com](mailto:ed@schuckmanrealty.com)

**Kenneth Schuckman**  
RE Broker  
[ken@schuckmanrealty.com](mailto:ken@schuckmanrealty.com)

# Freestanding Restaurant Available

600 Garden City Plaza – Garden City, NY 11530

**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**.

**SCHUCKMAN**<sup>®</sup>  
REALTY INC.

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



LOCATED AT:

**ROOSEVELT FIELD**  
A SIMON MALL

## AREA RETAIL & SERVICES:



Contact Exclusive Brokers for More Information

**Edward Gottlieb, CRX, CLS**  
Lic. Associate RE Broker  
ed@schuckmanrealty.com

**Kenneth Schuckman**  
RE Broker  
ken@schuckmanrealty.com

# Freestanding Restaurant Available

600 Garden City Plaza – Garden City, NY 11530

## AERIAL VIEW



**SCHUCKMAN<sup>®</sup>**  
REALTY INC.

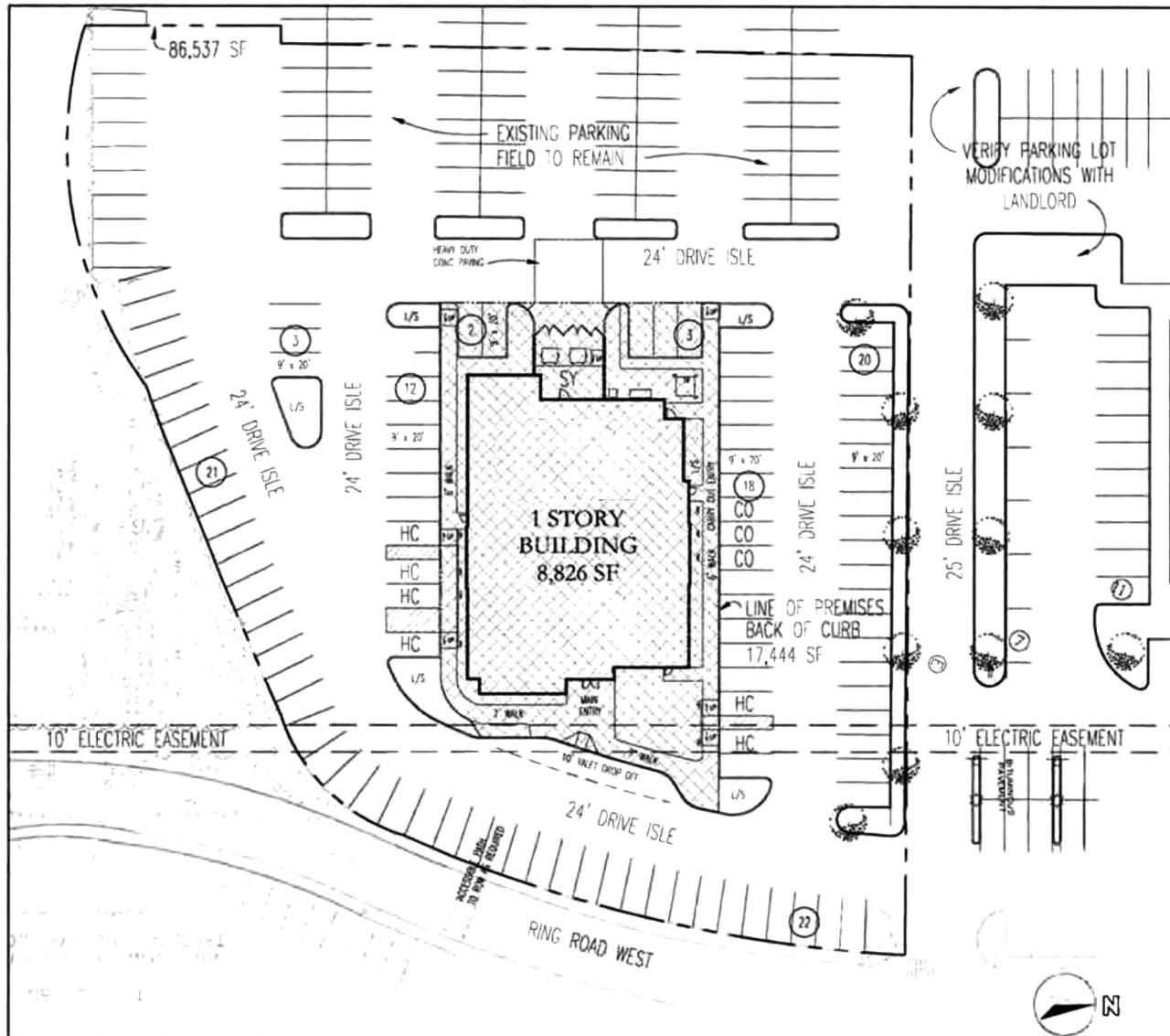
120 NORTH VILLAGE AVENUE  
ROCKVILLE CENTRE, NY 11570  
**516-496-8888**

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

# Freestanding Restaurant Available

600 Garden City Plaza – Garden City, NY 11530

## SITE PLAN



**SCHUCKMAN®**  
R E A L T Y I N C.

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

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

# Freestanding Restaurant Available

600 Garden City Plaza – Garden City, NY 11530

## AREA RETAIL



**SCHUCKMAN**<sup>®</sup>  
R E A L T Y   I N C .

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

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

# Freestanding Restaurant Available

600 Garden City Plaza – Garden City, NY 11530



## 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:** UPSCALE STEAKHOUSE AND FINE DINING

**SMALL BATCH:** AMERICAN GASTRO PUB WITH SEASONAL DISHES

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

**REVEL RESTAURANT & BAR:** UPSCALE AMERICAN DINING AND BRUNCH

**TAP ROOM GARDEN CITY:** GASTRO PUB 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

**SCHUCKMAN®**  
REALTY INC.

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

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

# Freestanding Restaurant Available

600 Garden City Plaza – Garden City, NY 11530



## 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.

**SCHUCKMAN®**  
REALTY INC.

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

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

# Freestanding Restaurant Available

600 Garden City Plaza – Garden City, NY 11530

## DEMOGRAPHICS

		1 mile	3 miles	5 miles
Population				
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	

**SCHUCKMAN®**  
REALTY INC.

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

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.