

FOR SALE: 370 OLD COUNTRY ROAD

Rare Opportunity in the Heart of Garden City.



CBRE

Centrally Located.



NYU LANGONE
HOSPITAL

MTA Long Island Rail Road

Old Country Rd

Franklin Ave

NASSAU
COUNTY COURT

County Seat Dr

NASSAU
SUPREME COURT

Washington Ave



370
Old Country Road

Old Country Rd

Clinton Rd

ROOSEVELT FIELD
MALL

OVERVIEW

Discover a rare opportunity to own a prime 28,370 SF free-standing office building at 370 Old Country Road, Garden City, NY. This recently renovated property is strategically located just blocks from the Long Island Rail Road (LIRR), providing convenient access for employees and clients alike. Situated in the heart of Garden City, you'll find yourself near key Nassau courthouses and government buildings, enhancing your business's visibility and accessibility. With customizable office space designed to suit your needs, this exceptional property is perfect for investors and businesses looking to establish a strong presence in a bustling area. Don't miss out on this unique chance to elevate your business in a sought-after location!

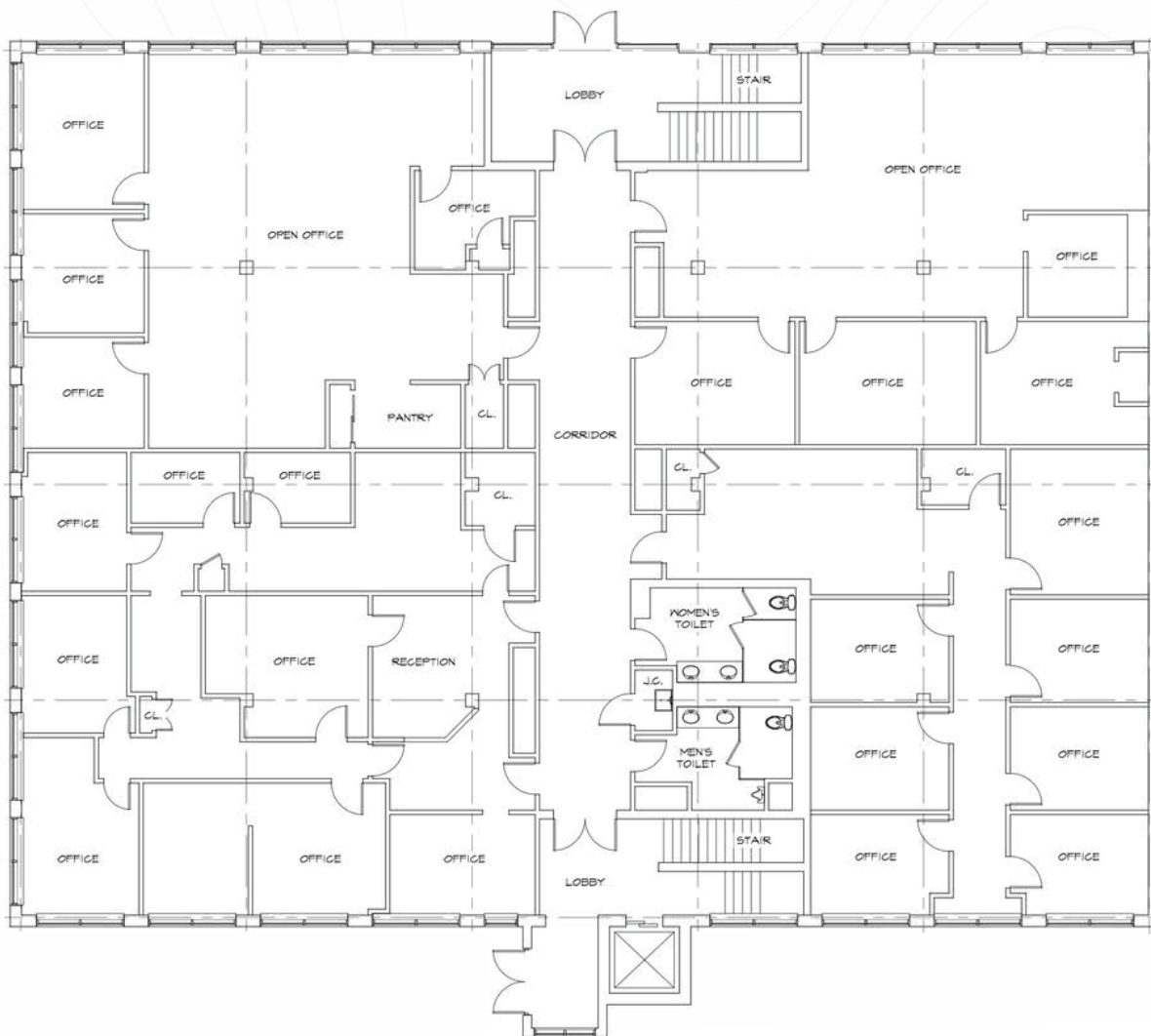
Property Highlights

- ✦ Building Size: 28,370 SF
- ✦ Acres: 0.33
- ✦ Zoning: CO 1
- ✦ Ample parking
- ✦ High-end office space finish
- ✦ Separately metered utilities
- ✦ Newly installed three stop elevator
- ✦ Real Estate Taxes: 134,747.77 (2024)
- ✦ CAM: TBD
- ✦ Insurance TBD
- ✦ Leases considered for full building only
- ✦ Sale Price: Call for details
- ✦ Two blocks from Franklin Avenue
- ✦ Short walk to the LIRR Mineola Station
- ✦ Walking distance to NYU Langone Winthrop Hospital



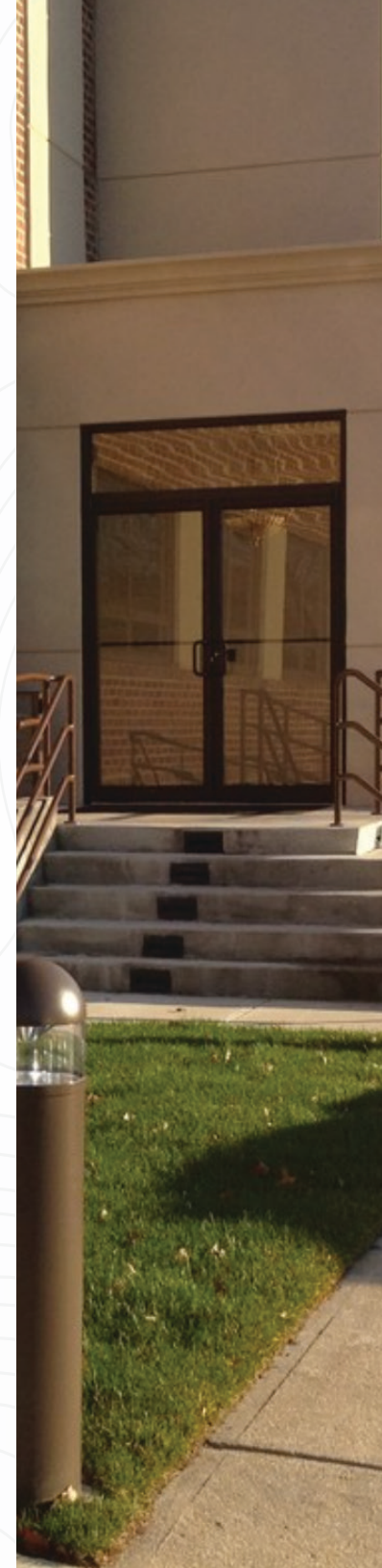
FLOOR 1

9,508 RSF



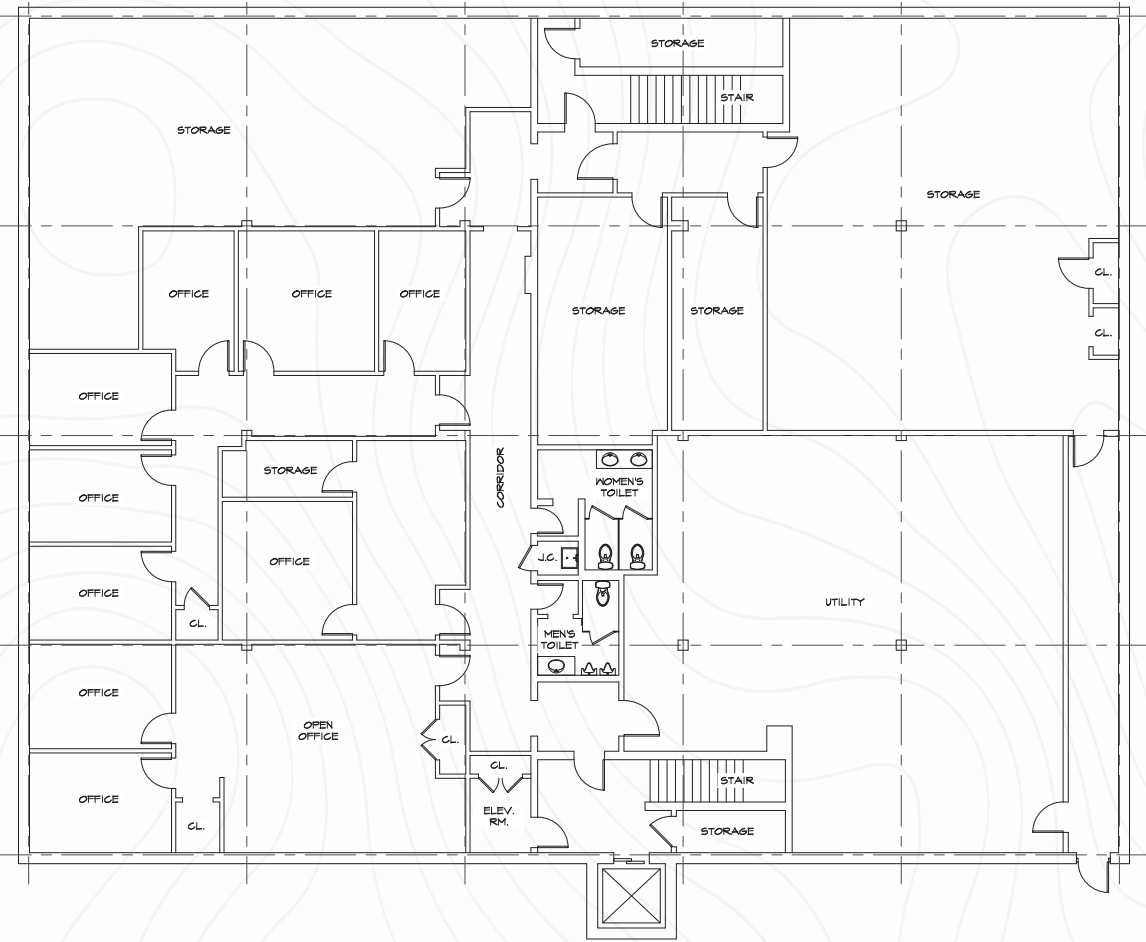
FLOOR 2

9,431 RSF



LOWER LEVEL

9,431 RSF

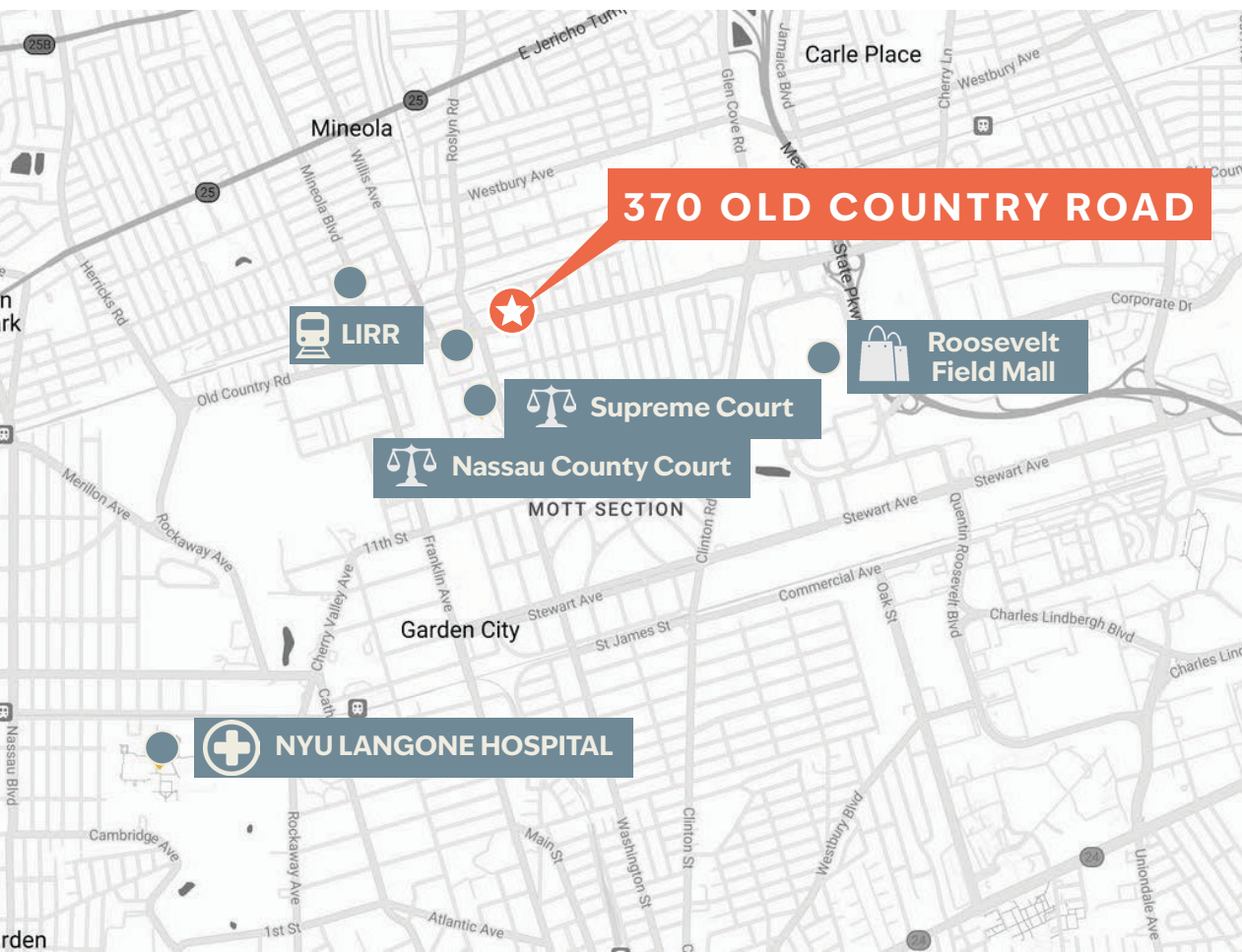


Centrally located in the heart of Garden City.

Located near Nassau courthouses, government buildings, NYU Langone Hospital, and Franklin Avenue restaurants, shopping and entertainment. Less than two blocks from LIRR Mineola Station.

Area Demographics

| | 3 MILES | 5 MILES |
|---------------------------|-----------|-----------|
| 2024 Average HH Income | \$139,618 | \$145,597 |
| 2024 Estimated Population | 16,284 | 140,283 |



| DESTINATIONS | DISTANCE |
|-----------------------------|-----------|
| Long Island Expressway | 4.7 Miles |
| Meadowbrook State Parkway | 1.3 Miles |
| Northern State Parkway | 2.3 Miles |
| LIRR (Long Island Railroad) | 0.6 Miles |



For more information,
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