



# The Gallery At Westbury Plaza

900 OLD COUNTRY ROAD, GARDEN CITY, NY 11530

**RIPCO**  
REAL ESTATE



PHOTO

SUBJECT PROPERTY



# SUMMARY

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## SUBJECT PROPERTY

► **LOCATION**

900 OLD COUNTRY ROAD  
GARDEN CITY, LONG ISLAND

► **SPACE AVAILABLE**

1,563 SF  
3,407 SF

► **CO-TENANTS**

THE CONTAINER STORE, TRADER JOE’S, HOMEGOODS, NORDSTROM RACK, BLOOMINGDALE’S OUTLET STORE, SAKS OFF FIFTH, ULTA, BASSETT HOME FURNISHINGS, GAP FACTORY STORE, BANANA REPUBLIC OUTLET, OLD NAVY, J.CREW FACTORY, SHAKE SHACK, STARBUCKS, CHOP’T

► **MARKET OVERVIEW**

NEIGHBORS INCLUDE THE ROOSEVELT FIELD MALL, 1 OF THE TOP TEN MALLS IN THE U.S.

APPLE STORE, NORDSTROM, LIFETIME FITNESS, WALMART, BEST BUY, COSTCO, TARGET, EISENHOWER PARK, HOFSTRA UNIVERSITY, NASSAU COMMUNITY COLLEGE.

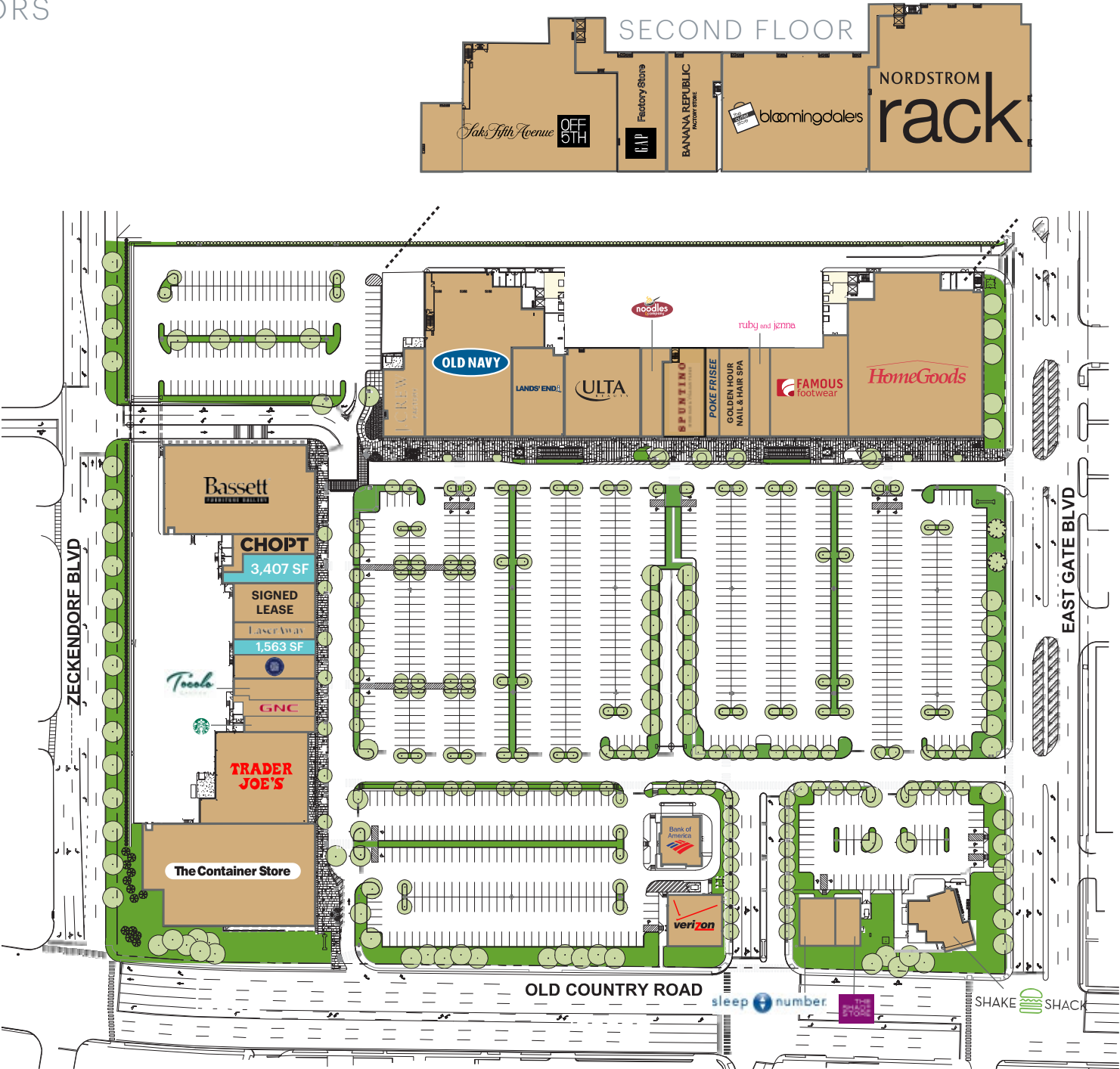
WESTBURY/GARDEN CITY IS THE STRONGEST RETAIL, CORPORATE OFFICE AND INDUSTRIAL TRADE AREA ON LONG ISLAND.

OVER 67,000 VEHICLES ON OLD COUNTRY ROAD PASSING THIS SITE DAILY AND OVER 28,000 VEHICLES ON ZECKENDORF BOULEVARD.



# SITE PLAN

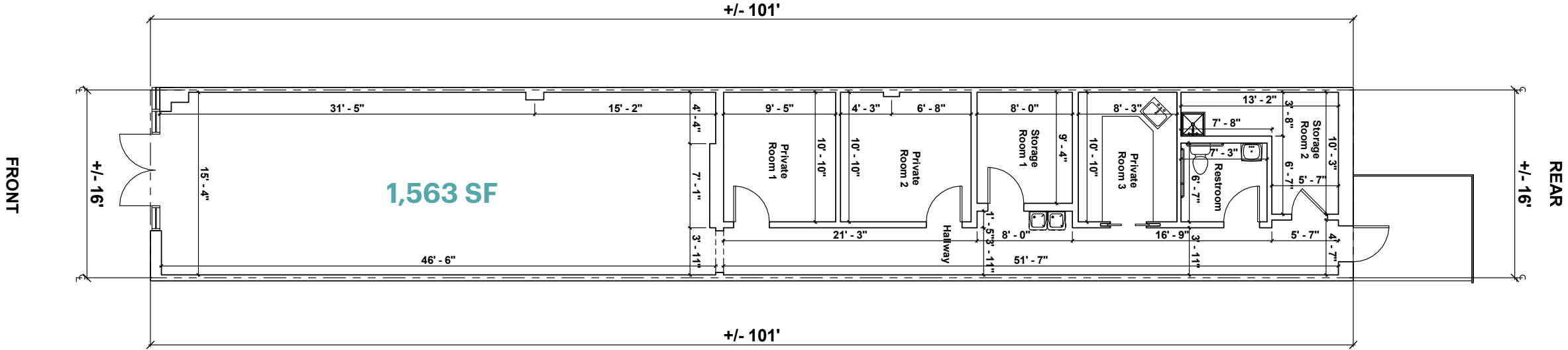
## FIRST + SECOND FLOORS



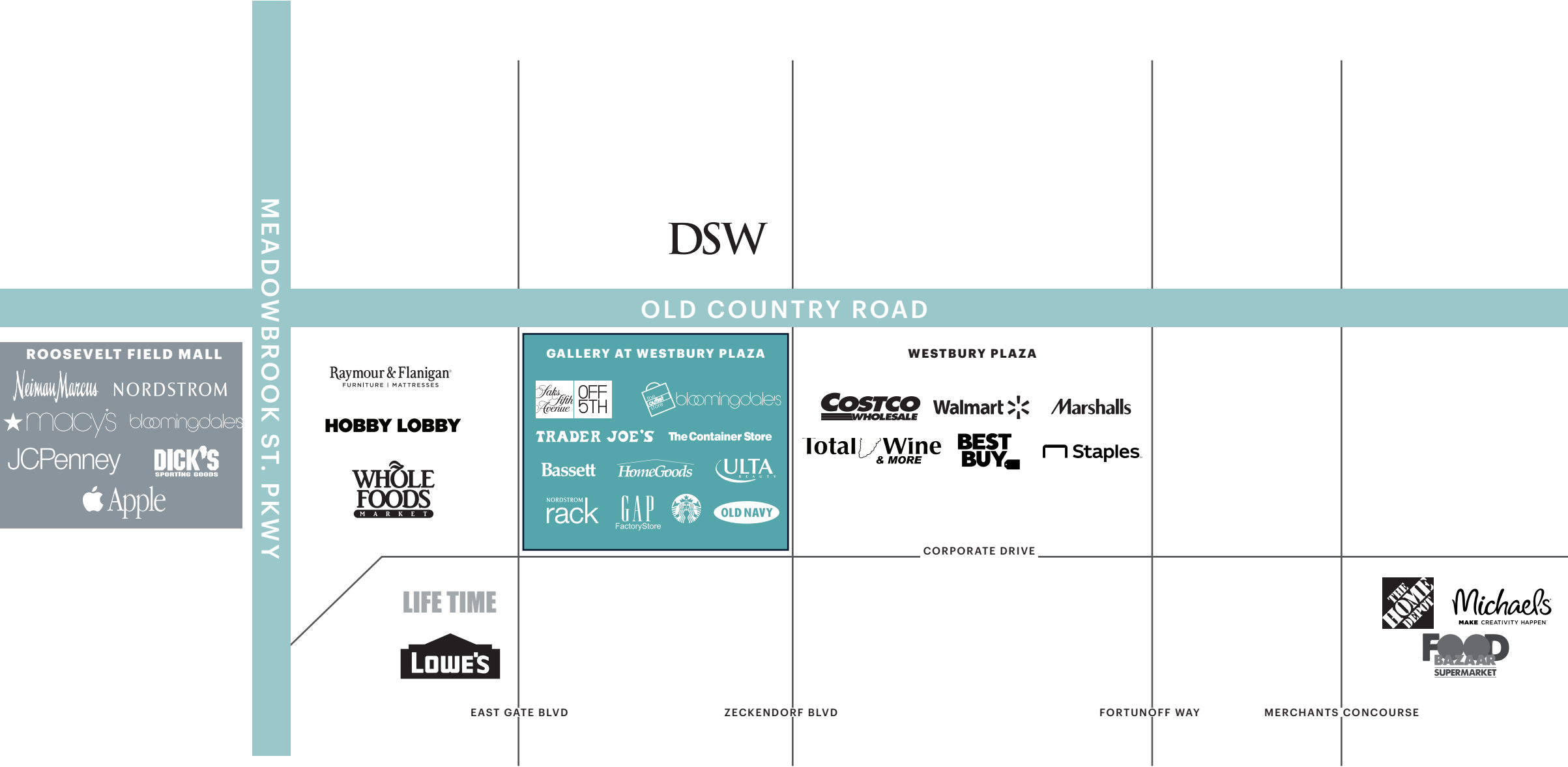
► 5



FLOOR PLAN



MARKET OVERVIEW RETAIL MAP



# 15

MINUTE DRIVE TIME

557,292

Overall Population

470,635

Daytime Demographics (16 years or Over)

\$149,060

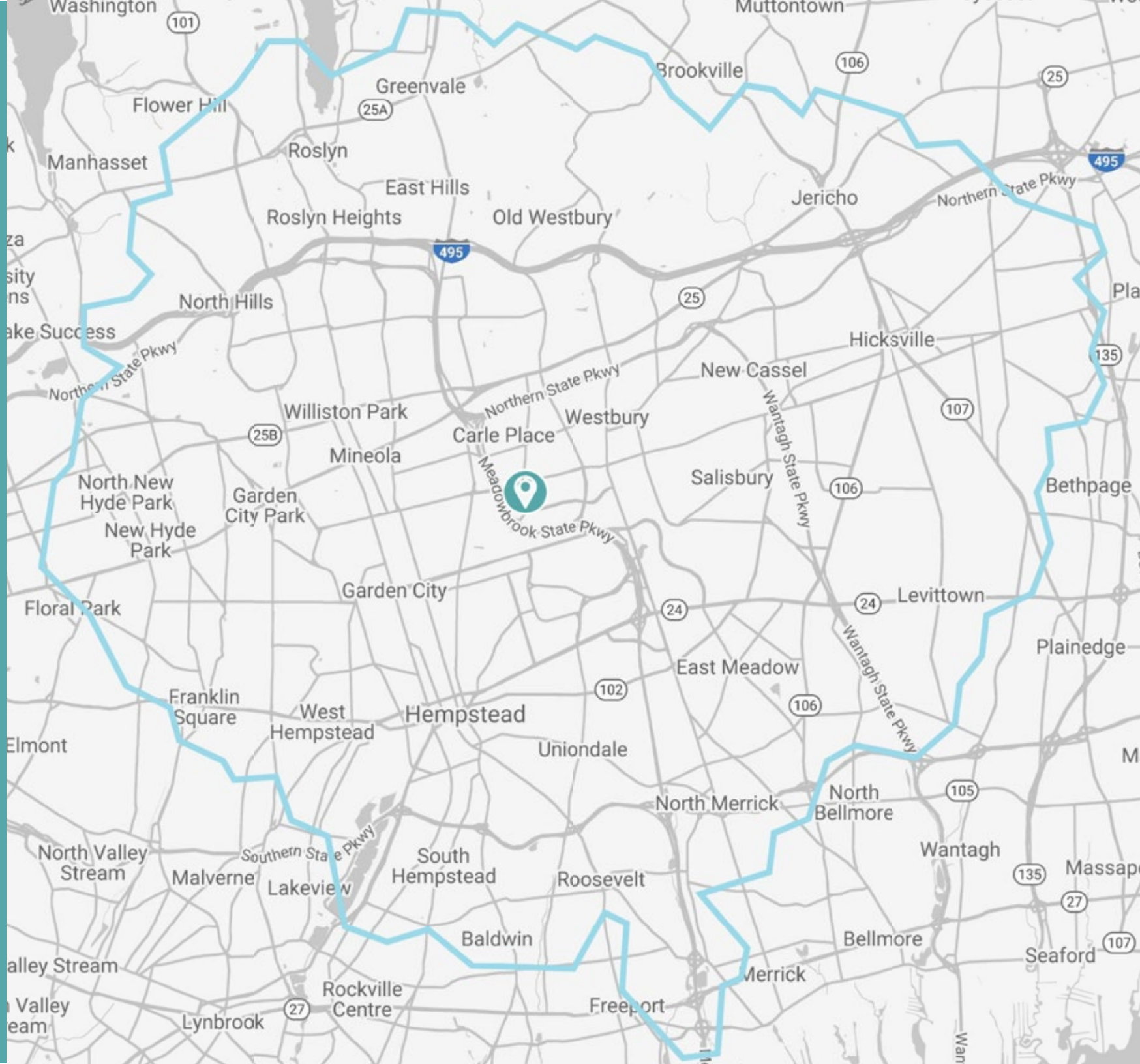
Average HH Income

42.5%

Bachelor's Degree or Higher

53.6%

Annual HH Income of \$100k+









AERIAL





# THE GALLERY AT WESTBURY PLAZA

## SHOPPING CENTER PHOTOS





# THE GALLERY AT WESTBURY PLAZA

## SHOPPING CENTER PHOTOS



# CONSUMER PROFILES

## TOP TIER



- Highly educated, successful consumer market: more than one in three residents has a postgraduate degree
- Married couples without children or married couples with older children dominate this market
- Wealthiest consumers who spend money on themselves; visit day spas and salons, use dry cleaning services and exercise at exclusive clubs
- Socially responsible consumers who aim for a balanced lifestyle, they are goal-oriented and hardworking but make time for kids/grandkids and maintain a close knit group of friends
- Housing units are owner occupied with the highest home values



**BLOOMINGDALE'S  
THE OUTLET STORE**



**SAKS OFF  
FIFTH AVENUE**



**BASSETT  
FURNITURE**



housing



food



apparel & services

top 3 budget allocations



**\$173,200**

median household income

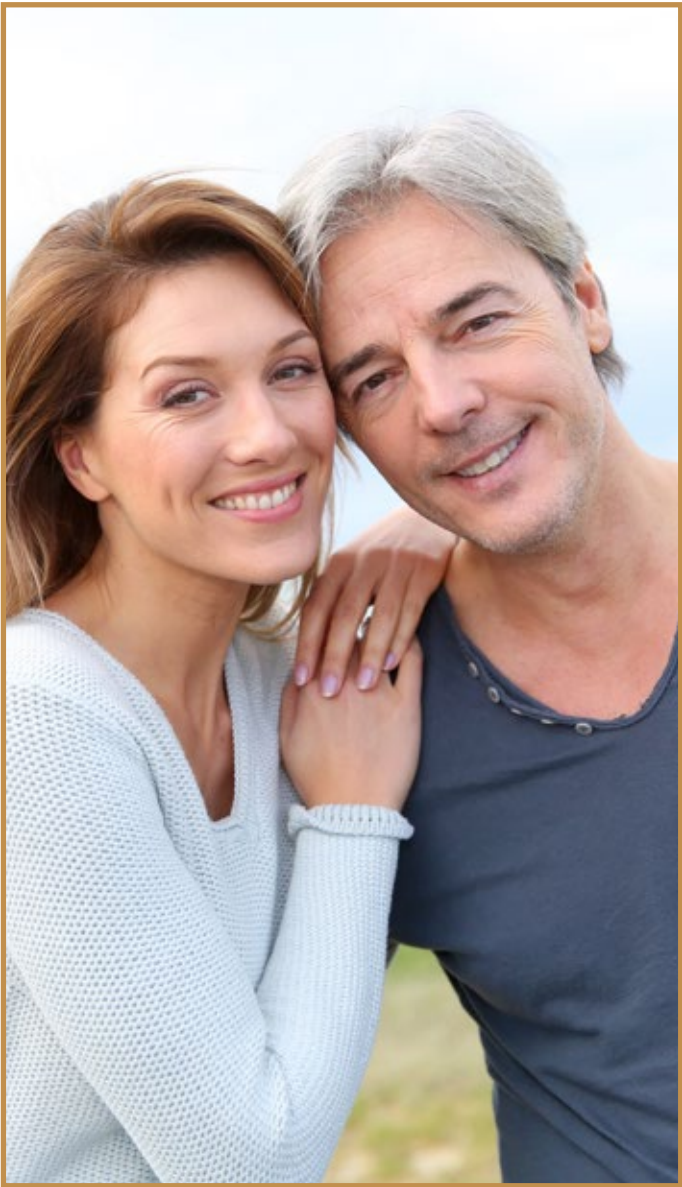


Management  
top occupation



# CONSUMER PROFILES

## PLEASANTVILLE



- 66% college educated; 37% with a bachelor’s degree or higher
- Households composed of older married-couple families, more without children under 18
- Residents spend their spare time participating in a variety of sports or watching movies
- Shop online and in a variety of stores, from upscale to discount, and use the Internet largely for financial purposes
- Prefer fashion that is classic and timeless as opposed to trendy
- Enjoys outdoor gardening, going to the beach, visiting theme parks, frequenting museums and attending rock concerts

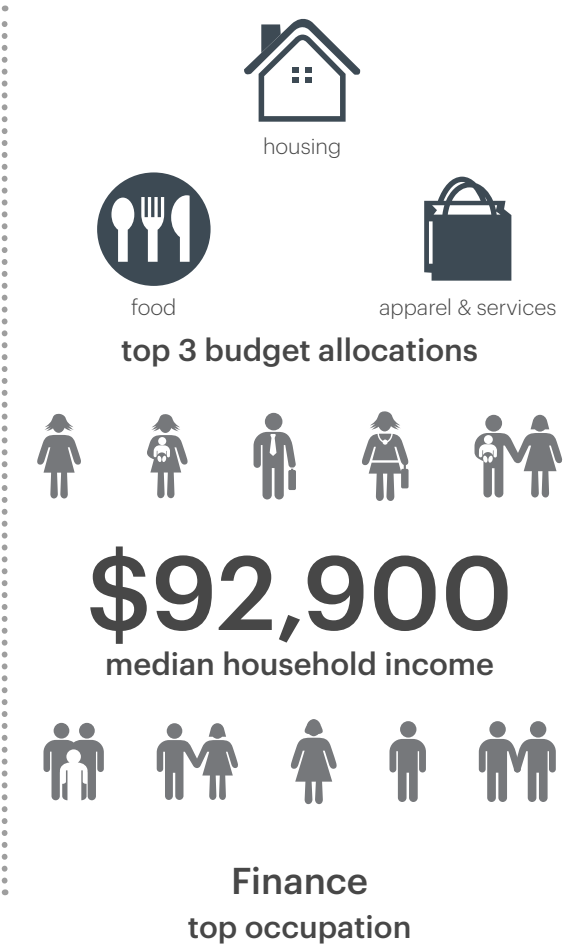


THE CONTAINER STORE

TRADER JOE’S



SHAKE SHACK



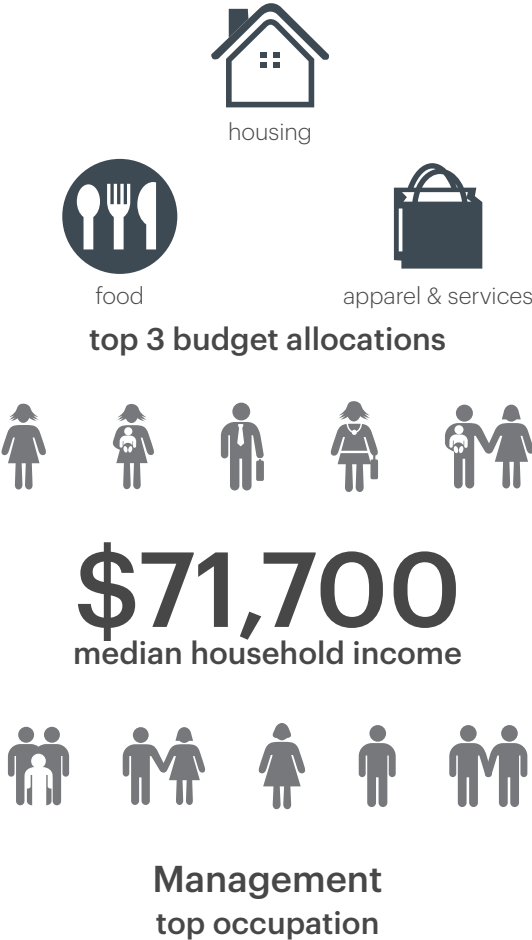


# CONSUMER PROFILES

## GOLDEN YEARS



- Well educated, active seniors nearing the end of their carriers or already in retirement, empty nesters, and singles living alone
  - These consumers are actively pursuing a vareity of leisure interests - travel, sports, dining out, museums and concerts
  - Well connected by using the internet for shopping, paying bills, monitoring investments and entertainment
  - Generous supporters of the arts and charitable organizations
- .....





# DEMOGRAPHICS

	1 mile radius	3 mile radius	5 mile radius	7 mile radius
Population				
2018 Estimated Population	13,084	168,881	465,004	923,007
2023 Projected Population	13,167	170,886	470,373	931,529
2010 Census Population	12,179	163,413	452,802	899,693
2000 Census Population	10,296	158,867	443,439	888,713
2018 Median Age	37.8	37.5	39.5	40.5
Households				
2018 Estimated Households	4,649	52,753	146,465	300,532
2023 Projected Households	4,708	53,647	148,750	305,266
2010 Census Households	4,327	50,792	142,466	292,815
2000 Census Households	3,712	49,256	140,872	292,169
Projected Annual Growth 2018 to 2023	0.1%	0.2%	0.2%	0.2%
Historical Annual Growth 2010 to 2018	0.9%	0.4%	0.3%	0.1%
Households by Race				
2018 Estimated White	77.5%	53.3%	58.4%	61.0%
2018 Estimated Black or African American	6.1%	21.7%	17.5%	15.5%
2018 Estimated Asian & Pacific Islander	8.8%	8.7%	12.9%	-
2018 Estimated American Indian & Native Alaskan	0.1%	0.3%	0.3%	0.3%
2018 Estimated Other Races	5.0%	12.4%	8.1%	6.6%
2018 Estimated Hispanic	8.7%	19.9%	12.6%	18.1%
Income				
2018 Estimated Average Household Income	\$144,058	\$138,422	\$150,831	\$150,506
2018 Estimated Median Household Income	\$108,535	\$101,304	\$114,242	\$114,687
2018 Estimated Per Capita Income	\$51,671	\$43,553	\$47,677	\$49,128
Education (Age 25+)				
2018 High School Graduate	21.8%	23.3%	23.3%	23.4%
2018 Some College	12.8%	14.5%	14.8%	14.9%
2018 Associates Degree Only	9.7%	8.1%	8.3%	8.3%
2018 Bachelors Degree Only	25.5%	21.4%	23.3%	24.1%
2018 Graduate Degree	20.2%	17.1%	18.5%	19.0%
Business				
Number of Businesses	1,985	12,172	25,346	46,136
Total Number of Employees	27,640	136,672	272,894	488,178



EXCLUSIVE REPRESENTATION

RIPCO

REAL ESTATE

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WOODBURY

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Whether it is financial services, high end designers, new retail concepts, big boxes or major owners and developers; Ripco can implement storefront strategies. We understand retail real estate in New York has an intrinsic value and we can help in ascertaining that worth for both retailers and developers.

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.