

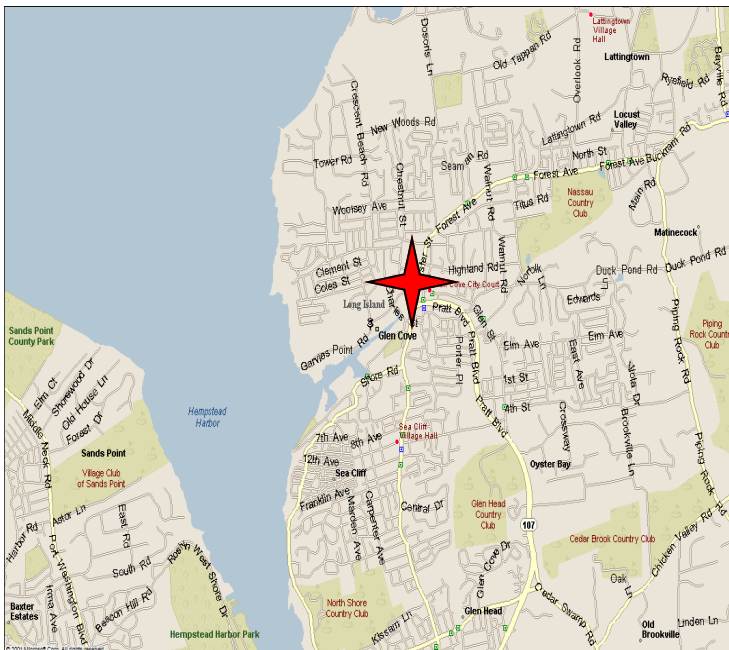
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MW3 ZONED FOR SALE

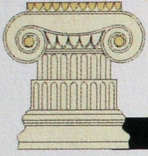
1 Garvies Point Road
Glen Cove, NY 11542

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- **Price \$16,000,000**
- **Lot Size: 6.34 Acres**
- **83,000 SF industrial buildings**
- **63K SF + 20K SF Buildings**
- **Includes 7,000 SF Offices**
- **Fully Tenanted**
- **Zoning: MW3**
- **Abutting Major Development area by RXR**
- **100+ Parking Spaces**
- **On the Glen Cove Waterfront**
- **Ground floor opportunity to re-develop to Residential / Retail**
- **Friendly local government**
- **Abutting Nature Preserve**

Information herein is believed correct but is not warranted. Purchaser is strongly encouraged to verify the accuracy of all material information contained in this listing sheet. This verification should include all information for Purchaser's intended use of the property for any particular purpose. All information contained herein are representations from many sources including the seller/owner. The broker has undertaken no independent investigation to verify the accuracy of the information provided.



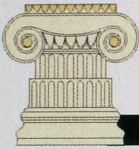
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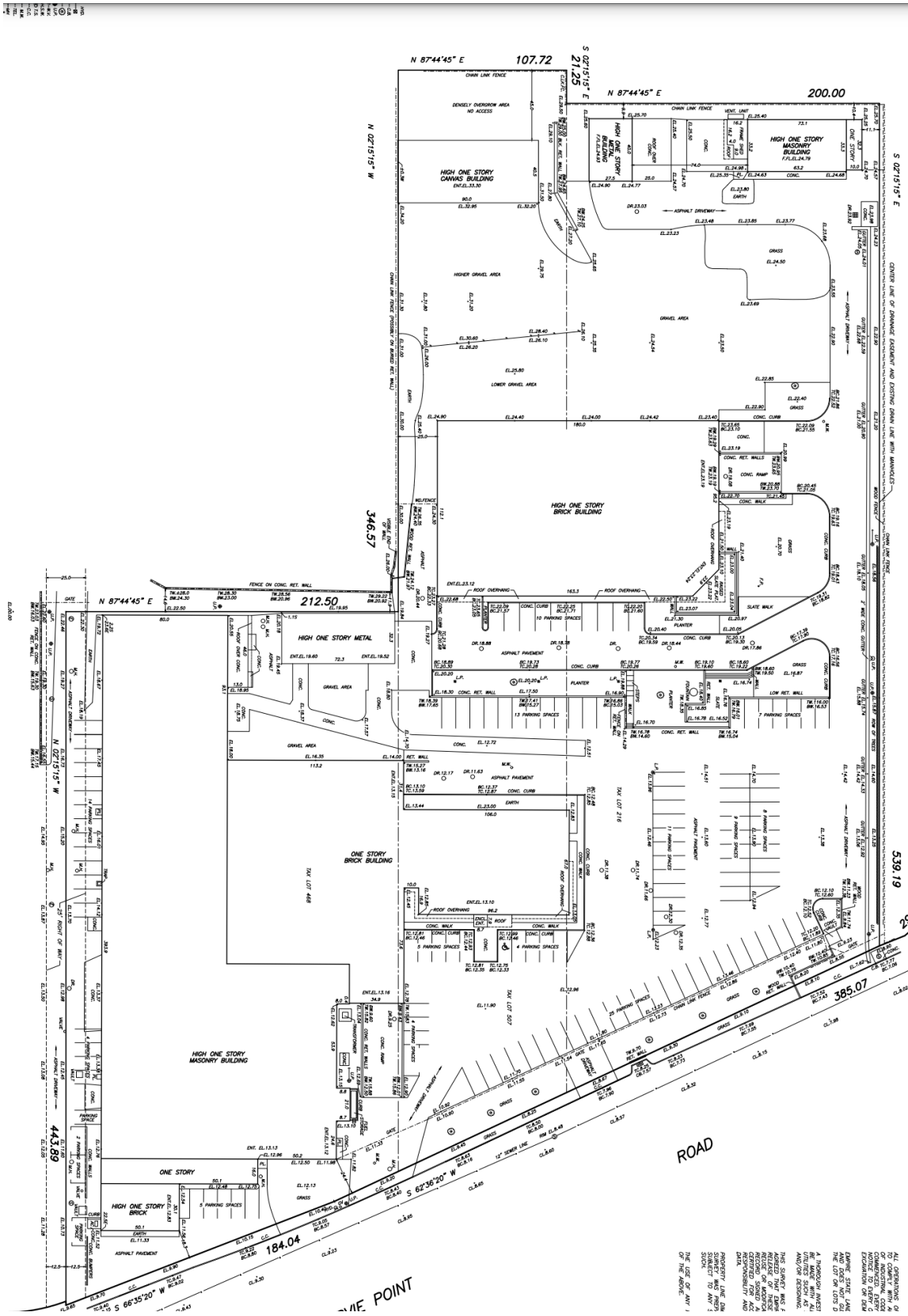
PROPERTY INDICATORS

- **Sect: 21, Block: 259, Lot: 27**
- **Lot Size: 6.34 Acres**
- **Total Building Size: 83,000 SF**
- **Zoning: MW3**
- **Ceiling Height: 14 - 16 FT**
- **Construction: Concrete Block**
- **Floors: Heavy**
- **Power: 3600 Amps**
- **Connected to city sewers and storm water**
- **Sprinklers Installed**
- **Two 3 Ton Cranes installed**
- **8 overhead drive in doors, 3 loading docks**
- **Oil and Gas Heat**
- **Parking lot size: over 100 cars**
- **Includes approximately 7,000 SF office space.**
- **Major Redevelopment Area**
- **New Ferry Terminal to Manhattan across the street**
- **Garvies Point Preserve behind the property**
- **Public Esplanade in front of the property**
- **Great Demographics**
- **Redevelopment possibilities:
Residential and/or Retail, Commercial**



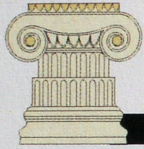
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Survey



LOT 216, 488 & 507
GLEN COVE
DICKSON LANE
539.19
385.07
82.96

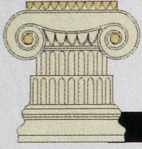
NOTES:
ELEVATIONS SHOWN
ARE THE HIGHEST
POINT OF THE
GROUND SURFACE
AND NOT THE
ELEVATION OF THE
ROOF OR FINISH
FLOOR.
ALL DIMENSIONS
ARE TO CENTER
LINE UNLESS
OTHERWISE
SPECIFIED.
CONCRETE FOUNDATION
AND WALLS SHALL
BE CONSTRUCTED
IN ACCORDANCE
WITH THE
REQUIREMENTS
OF THE
APPLICABLE
CODES AND
REGULATIONS.
THE SURVEYOR
HAS NOT
CONDUCTED
A VISUAL
INSPECTION
OF THE
PROPERTIES
AND HAS
NOT
OBSERVED
THE
EXISTING
CONDITIONS
OR
THE
USE
OF
THE
PROPERTY.
THE
SURVEYOR
IS
NOT
RESPONSIBLE
FOR
ANY
MISTAKES
OR
OMISSIONS
IN
THIS
SURVEY.
THIS
SURVEY
IS
FOR
GENERAL
INFORMATION
ONLY
AND
IS
NOT
TO
BE
USED
FOR
ANY
OTHER
PURPOSE.
THE
SURVEYOR
ACCEPTS
NO
LIABILITY
FOR
ANY
DAMAGE
OR
LOSS
RESULTING
FROM
THE
USE
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PHOTOGRAPHS



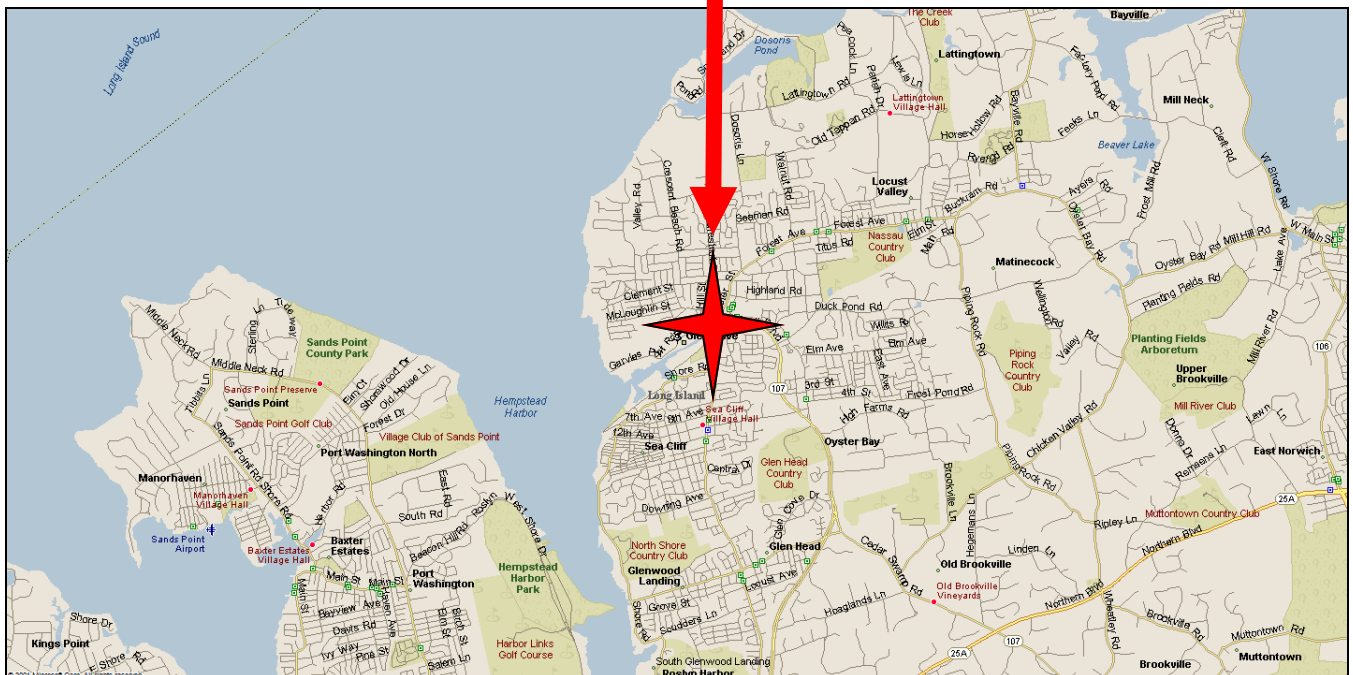
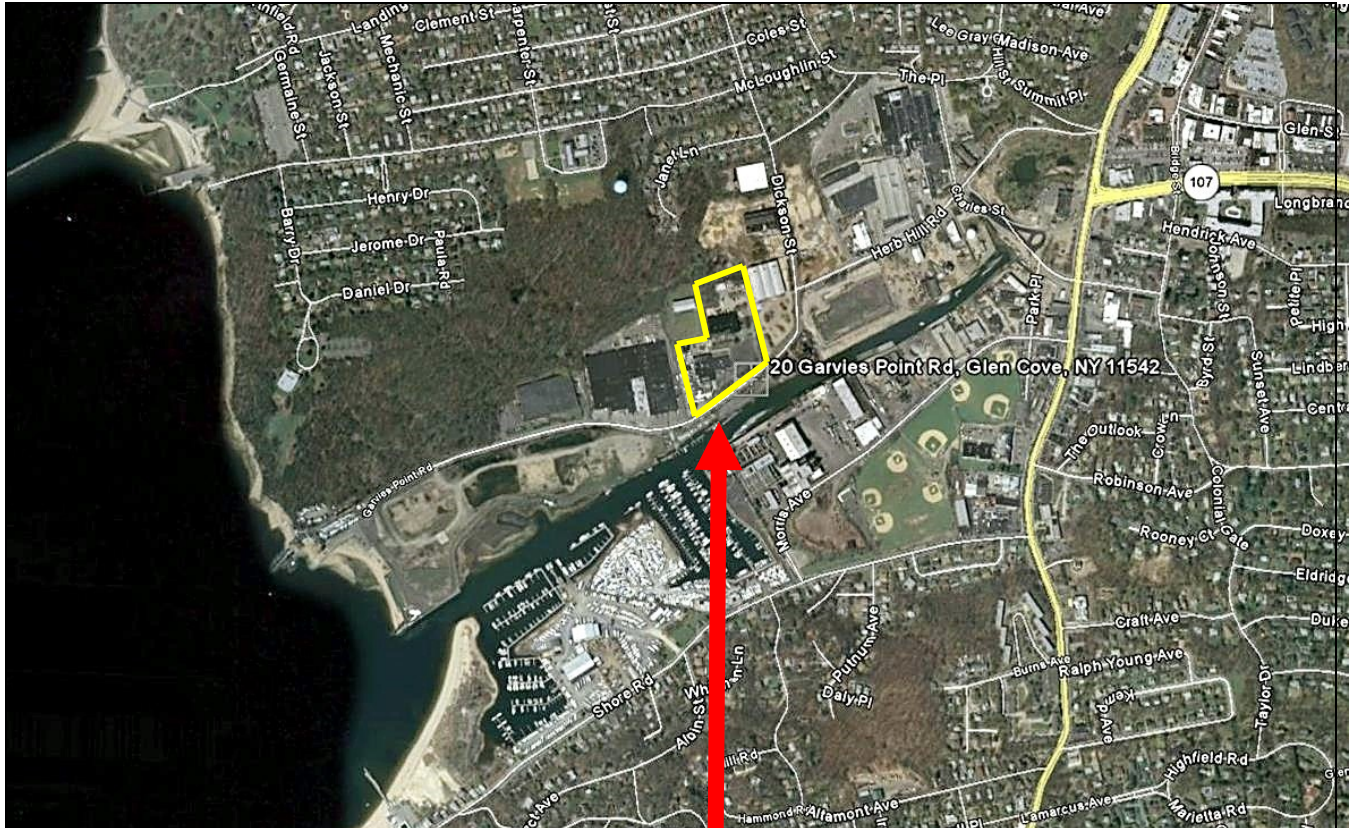


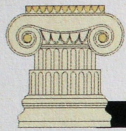
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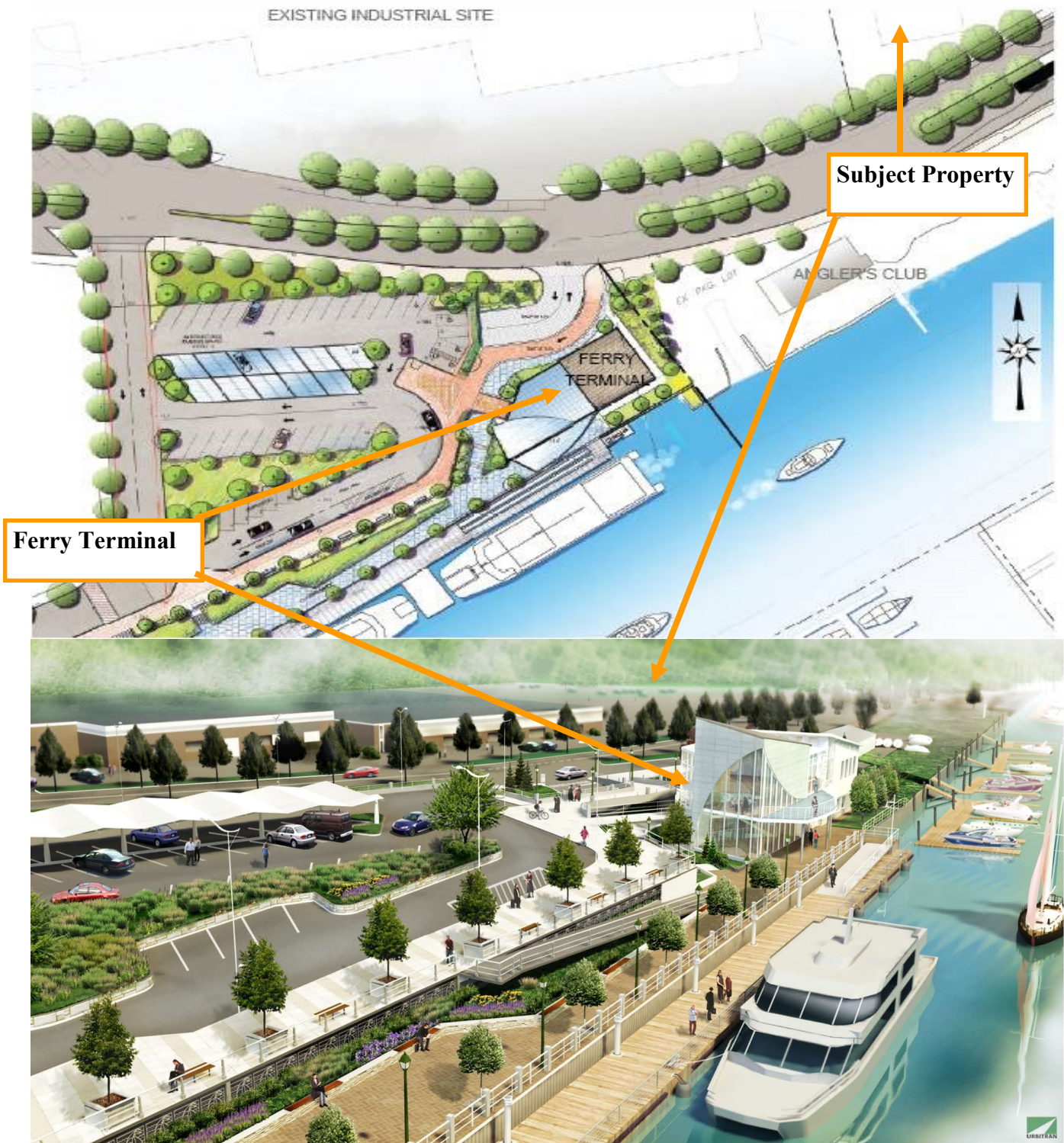
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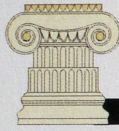
AERIAL PHOTO & MAP





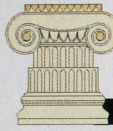
AREA DEVELOPMENT PLAN





AREA DEVELOPMENT PLAN





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AREA DEVELOPMENT PLAN

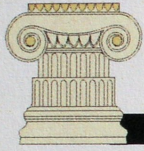


AMAZING THINGS ARE HAPPENING ON THE WATERFRONT IN GLEN COVE



28 ACRES OF OPEN SPACE AND PARKS | 1.1 MILE WATERFRONT ESPLANADE | MILES OF TRAILS, WALKWAYS AND BIKE PATHS | DOG PARK
AMPHITHEATER | ECOLOGY PIER | BEACH AND BOARDWALK | MARINAS | RESTAURANT AND CAFÉ WITH AL FRESCO DINING | KAYAKS AND PADDLE BOARDS





Glen Cove Demographics

Education Levels

National

Master's degree or higher	16%	13%
Bachelor's degree	21%	21%
Some college or associate's degree	19%	29%

[More ▾](#)

Racial Diversity

White	54%
Hispanic	31%
African American	6%

Gender

Female	54%
Male	46%

Age

<10 years	11%
10-17 years	8%
18-24 years	9%

[More ▾](#)

Income

Median Household Income

\$81,693

National \$69,021

Median Individual Income

\$35,097

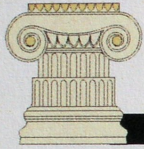
National \$34,429

Household Income Brackets

<\$25k	21%
\$25-\$44k	12%
\$45-\$74k	14%
\$75-\$149k	29%
\$150k+	24%

Individual Income Brackets

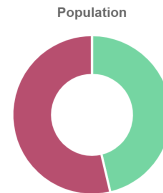
<\$15k	23%
\$15-\$34k	27%
\$35-\$64k	20%
\$65k+	30%



What is the population of Glen Cove?

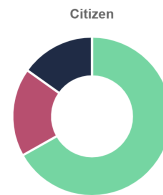
There are 28,187 residents in Glen Cove, with a median age of 42.4. Of this, 46.29% are males and 53.71% are females. US-born citizens make up 66.86% of the resident pool in Glen Cove, while non-US-born citizens account for 17.97%. Additionally, 15.17% of the population is represented by non-citizens. A total of 25,844 people in Glen Cove currently live in the same house as they did last year.

		Y-o-Y Change
Total Population	28,187	3.7%
Male Population	13,049	3.9%
Female Population	15,138	3.6%



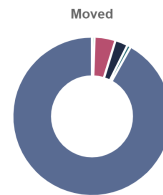
Male population 46.29%
Female population 53.71%

		Y-o-Y Change
Median Age	42.4	1.4%
Citizen US Born	18,845	5.2%
Citizen not US Born	5,066	11.6%
Not Citizen	4,276	-9.4%



Citizen US Born 66.86%
Citizen not US Born 17.97%
Not Citizen 15.17%

		Y-o-Y Change
Moved from Abroad	144	0.7%
Moved from Same County	1,203	6.4%
Moved from Same State	723	20.9%
Moved from Different State	206	-50.5%
Same House as Last Year	25,844	4.5%

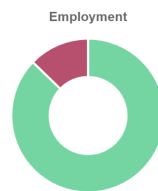


Moved from Abroad 0.51%
Moved from Same County 4.28%
Moved from Same State 2.57%
Moved from Different State 0.73%
Same House as Last Year 91.91%

What are the employment statistics in Glen Cove?

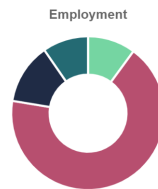
White-collar workers make up 87.21% of the working population in Glen Cove, while blue-collar employees account for 12.79%. There are also 1,368 entrepreneurs in Glen Cove (10.07% of the workforce); 9,171 workers employed in private companies (67.5%); and 1,737 people working in governmental institutions (12.78%).

		Y-o-Y Change
White Collar	11,849	6.0%
Blue Collar	1,738	-13.0%

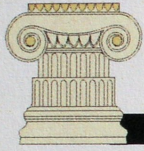


White Collar 87.21%
Blue Collar 12.79%

		Y-o-Y Change
Self Employees	1,368	-5.7%
Private Companies	9,171	1.9%
Governmental Workers	1,737	13.6%
Not for Profit Companies	1,311	9.2%



Self Employees 10.07%
Private Companies 67.5%
Governmental Workers 12.78%
Not for Profit Companies 9.65%



How many households are there in Glen Cove?

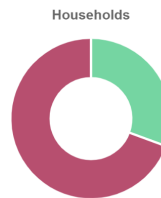
There are a total of 10,546 households in Glen Cove, each made up of around 3 members. Family establishments represent 66.76% of these Glen Cove households, while non-family units account for the remaining 33.24%. Additionally, 30.59% of households have children and 69.41% of households are without children.

		Y-o-Y Change
Total Households	10,546	3.4%
Average People Per Household	3	0.8%
Family Households	7,041	4.5%
Non-family Households	3,505	1.3%



Family Households 66.76%
Non-family Households 33.24%

		Y-o-Y Change
Households with Children	3,226	-0.3%
Households without Children	7,320	5.1%



Households with Children 30.59%
Households without Children 69.41%

What are the median and average incomes in Glen Cove?

top

The average annual household income in Glen Cove is \$107,997, while the median household income sits at \$81,693 per year.

		Y-o-Y Change
Average Household Income	\$107,997	0.4%
Median Household Income	\$81,693	3.2%
People below Poverty Level	3,799	11.0%
People above Poverty Level	23,726	3.2%



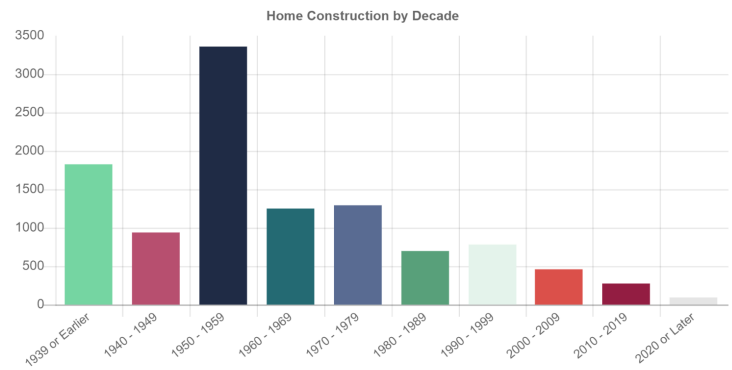
How many homeowners and renters are there in Glen Cove?

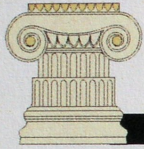
top

There are 10,974 housing units in Glen Cove, and the median year in which these properties were built is 1958. Of the 10,546 occupied housing units in Glen Cove, 56.24% are owner-occupied, while 43.76% have renters living in them.

Meanwhile, properties bought with mortgages account for 50.83% of the units, and the median value of a home with a mortgage is \$560,100. In general, housing costs reach \$1,875 per month in Glen Cove.

		Y-o-Y Change
Housing Units	10,974	2.2%
Median Year Built	1958	0.0%
Built in 1939 or Earlier	1,826	-10.3%
Built between 1940 and 1949	939	47.0%
Built between 1950 and 1959	3,358	-1.3%
Built between 1960 and 1969	1,250	-5.0%
Built between 1970 and 1979	1,293	13.3%
Built between 1980 and 1989	698	6.2%
Built between 1990 and 1999	782	4.4%
Built between 2000 and 2009	460	-13.2%
Built between 2010 and 2019	275	N/A
Built in 2020 or Later	93	N/A



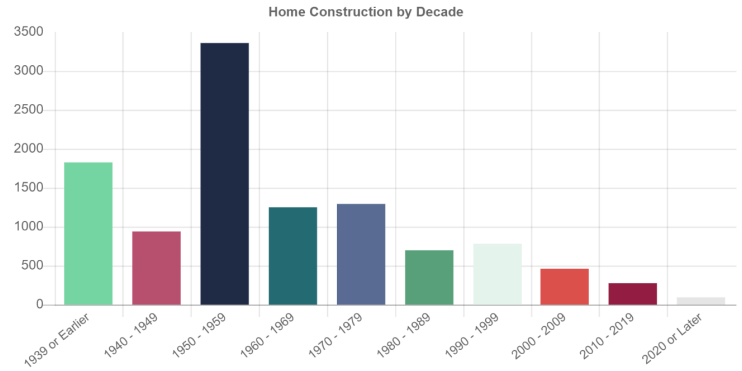


How many homeowners and renters are there in Glen Cove?

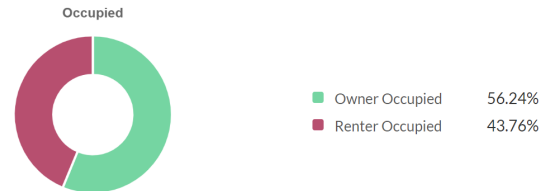
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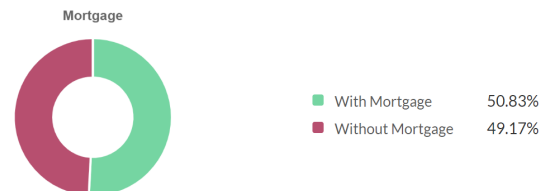
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Built between 2010 and 2019	275	N/A
Built in 2020 or Later	93	N/A



		Y-o-Y Change
Occupied Housing Units	10,546	3.4%
Owner Occupied	5,931	7.2%
Renter Occupied	4,615	-1.2%



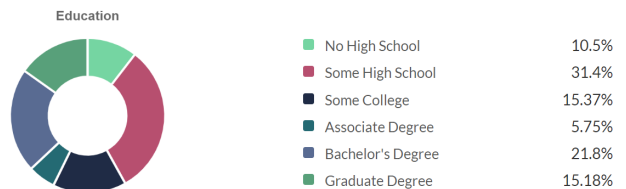
		Y-o-Y Change
With Mortgage	3,015	1.8%
Without Mortgage	2,916	13.5%
Median Value with Mortgage	\$560,100	6.3%
Median Value without Mortgage	\$509,600	3.1%
Median Housing Costs per Month	\$1,875	1.5%



What is the level of education in Glen Cove?

Approximately 31.4% of the population in Glen Cove holds a high school degree (that's 7,128 residents), while 15.37% have attained a college certificate (3,813 locals) and 21.8% have a bachelor's degree (4,949 people).

		Y-o-Y Change
No High School	2,383	-3.3%
Some High School	7,128	10.7%
Some College	3,813	15.9%
Associate Degree	1,306	10.7%
Bachelor's Degree	4,949	-1.2%
Graduate Degree	3,446	2.4%

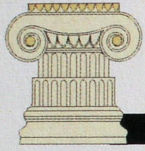


What is the marital status of Glen Cove residents?

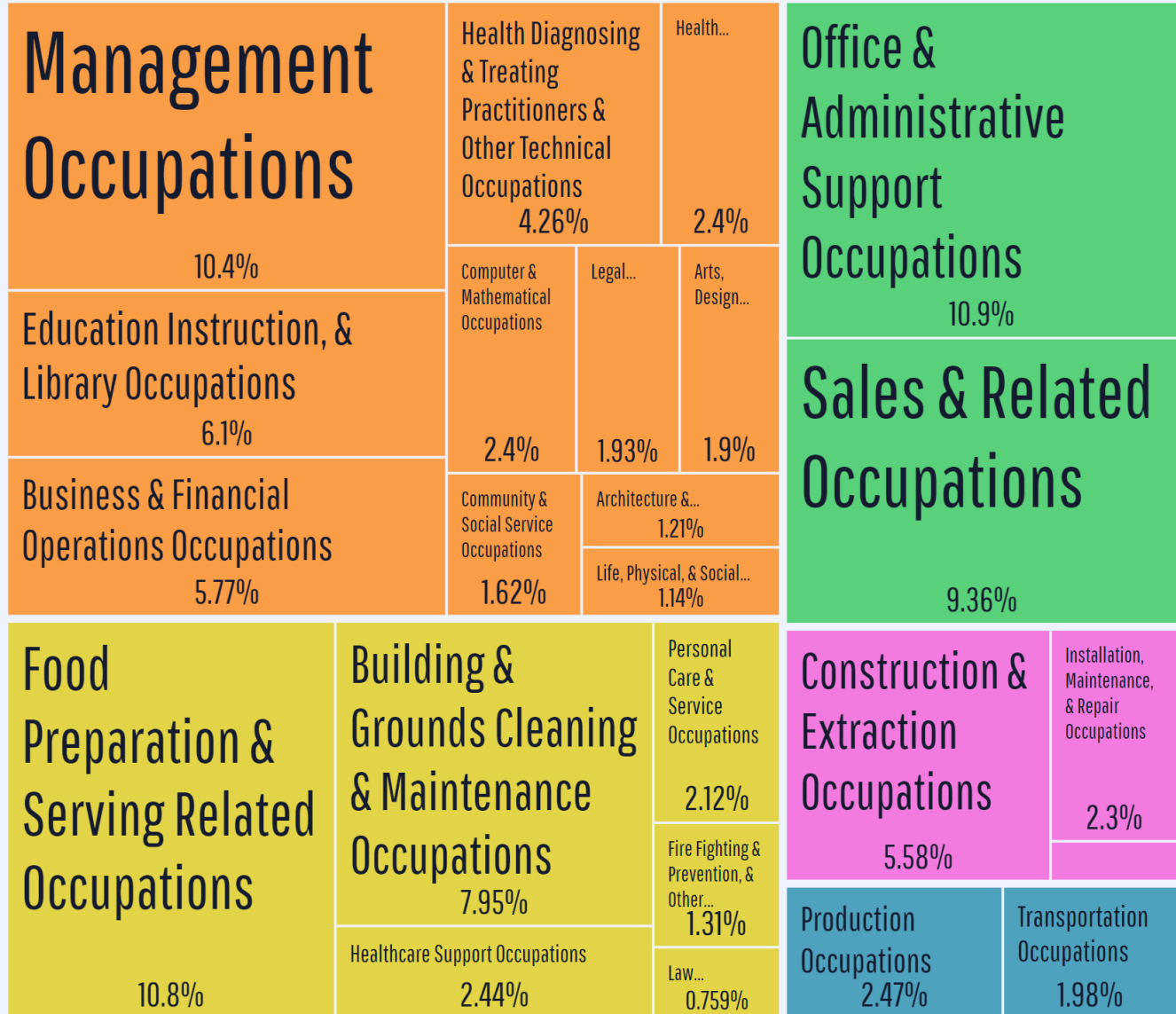
A total of 8,824 people in Glen Cove have never been married (which represents 37.22% of the total population), while 11,045 of them are wedded (46.59%). Separated and divorced residents are in smaller numbers, at 332 (1.4%) and 2,275 (9.6%), respectively.

		Y-o-Y Change
Never Married	8,824	6.1%
Married	11,045	6.8%
Separated	332	54.4%
Widowed	1,561	-3.0%
Divorced	2,275	-5.2%





DEMOGRAPHIC DATA



2013 2014 2015 2016 2017 2018 2019 **2020**

BROKER



Gabor Karsai

Licensed Real Estate Broker

Landmark Realtors, Inc.

1 Garvies Point Rd
Glen Cove, NY 11542

Tel: 516-359-8028

Email: Karsai@aol.com

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