

581-585 Stewart Avenue, Garden City 11553
RETAIL FOR LEASE



Property Information

581-585 Stewart Avenue, Garden City 11553

#1 Performing Retail Market in Long Island

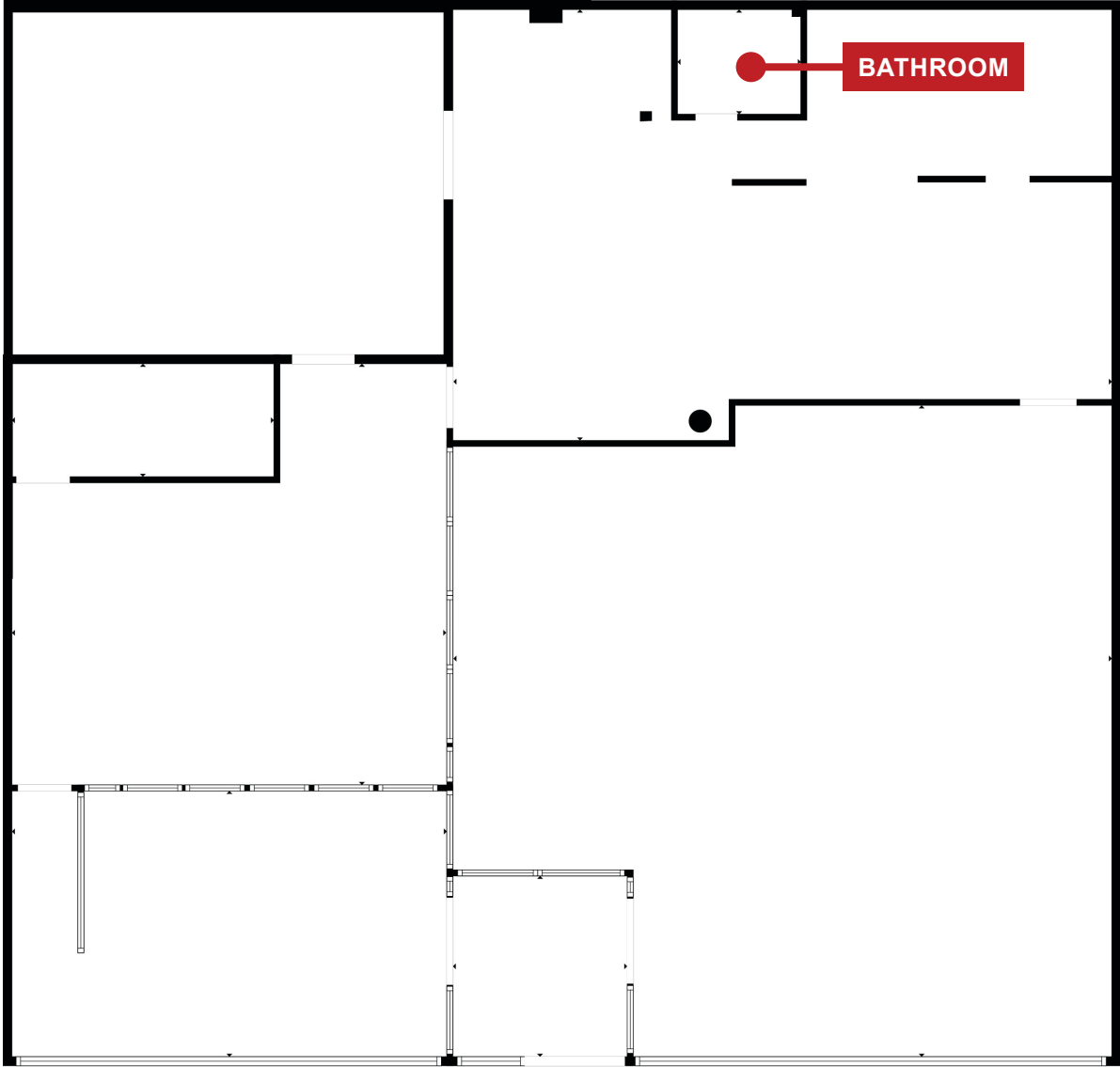
- Signalized highly visible corner with 39,000+ vehicles daily. Easy access to the Northern State Parkway, Meadowbrook State Parkways as well as Old Country Road and Hempstead Turnpike.
- Dense population of over 201,000 with an average household income of \$139,000+ within 3 miles and a daytime population of 307,000+ due to dense office market
- Close proximity to Hofstra University, Adelphi University and Nassau Community College with 40,000+ students as well as Roosevelt Field mall the 8th largest mall in the U.S.

Size	3,840 SF
Term	Negotiable
Price	Upon Request
Frontage	62'
Currently	Verizon
Parking	49



Floor Plan

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3,840 SF

Retail Map

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Demographic Summary

2000, 2010 Census, 2022 Estimates & 2027 Projections
Calculated using TAS Retrieval

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Stewart Plaza Garden City, NY	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
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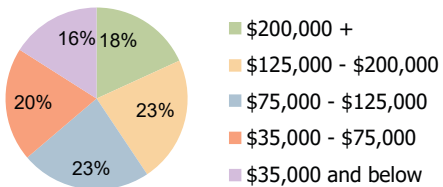
Current Year Demographics

Current Population	12,538	201,179	525,969
Total Daytime Pop	74,653	306,639	599,937
Workplace Pop	26,829	130,327	232,895
Average Household Income	\$166,328	\$139,606	\$154,204
Average Disposable Income	\$112,946	\$98,407	\$107,718
Total Households	3,435	62,349	165,783
Median Home Value	\$939,294	\$652,100	\$686,338
College (4+)	52.1%	36.9%	43.1%
Total Consumer Spending/Capita (Weekly)	\$533	\$522	\$536
Population per Household	2.13	2.01	2.47
% of Households with Children	29.1%	31.1%	31.7%

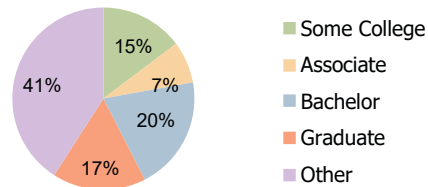
2027 Demographic Projections

Projected Population	12,606	203,205	525,537
Projected 5 Year Annual Growth Rate (Pop)	0.1%	0.2%	0.0%

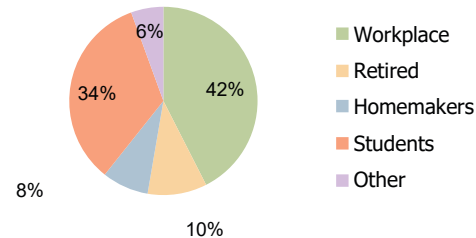
Hispanic Ethnicity
28% Hispanic | 72% Non Hispanic



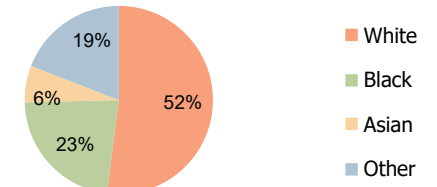
Household Income (3.00 Mile Radius)



Education (3.00 Mile Radius)



Daytime Population (3.00 Mile Radius)



Race (3.00 Mile Radius)

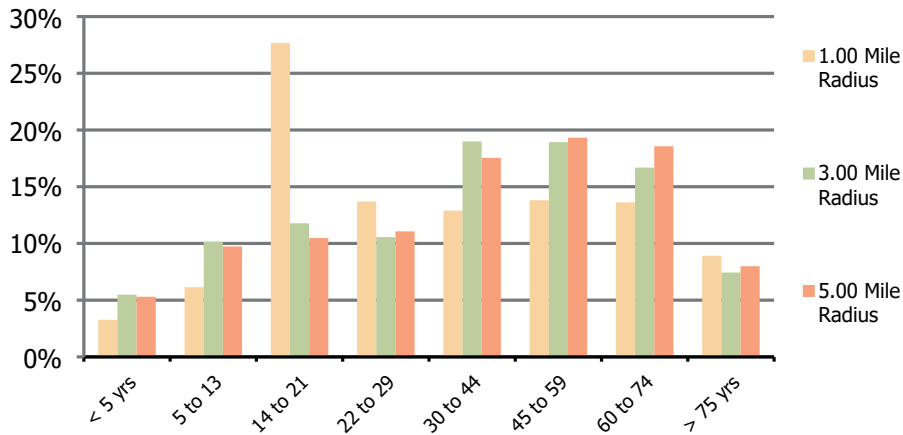
Demographic Summary

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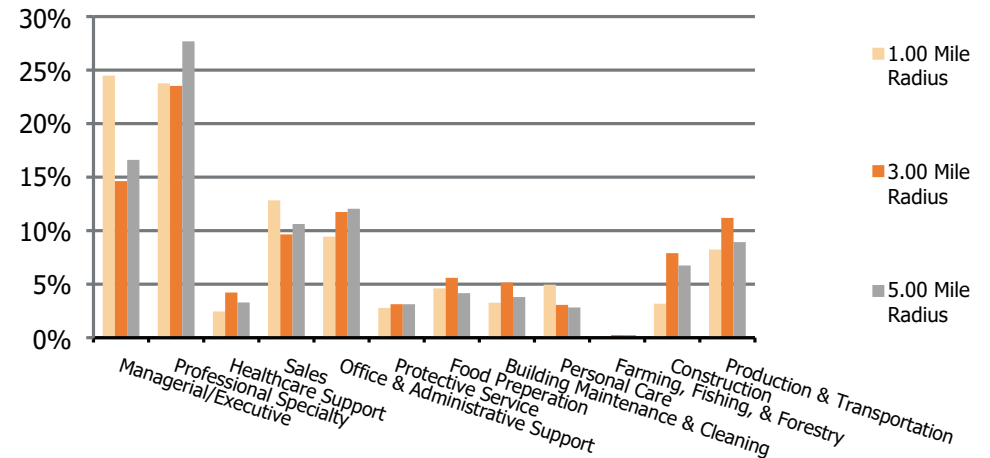
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Stewart Plaza Garden City, NY		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Current Estimated Population	12,538	201,179	525,969
	2010 Census Population	12,057	189,900	509,297
	2000 Census Population	7,529	184,261	500,288
	Historical Annual Growth 2000 to 2010	4.8%	0.3%	0.2%
	Estimated Annual Growth 2010 to 2022	0.3%	0.5%	0.3%
	Projected Annual Growth 2022 to 2027	0.1%	0.2%	0.0%
Ethnic	Hispanic or Latino Population	15%	28%	20%
	Non Hispanic or Latino Population	85%	72%	80%
Race	White	69.2%	52.0%	59.1%
	Black or African American	15.6%	22.6%	16.9%
	Asian & Pacific Islander	4.5%	6.3%	10.6%
	Other Races	10.6%	19.1%	13.4%

Population by Age Range



Occupation



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