

GARDEN CITY CLASS A • MEDICAL OR PROFESSIONAL OFFICE SPACE AVAILABLE

1103 STEWART AVENUE • GARDEN CITY, NY 11530

PROPERTY INFORMATION

ADDRESS: 1103 STEWART AVENUE
GARDEN CITY, NY 11530

SIZES AVAILABLE: 11,000 SF

AVAILABILITY: IMMEDIATE

COMMENTS:

- POTENTIAL SURGICAL OFFICE
- CLASS A 3-STORY OFFICE BUILDING
- 24/7 BUILDING ACCESS
- CORNER OF STEWART AVENUE & MERCHANTS CONCOURSE AT EXIT M3 ON THE MEADOWBROOK PARKWAY
- HIGH VOLUME TRAFFIC COUNTS & EXCELLENT EXPOSURE ON BOTH ROADS



DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
POPULATION	5,833	191,606	499,067
HOUSEHOLDS	2,530	58,089	241,310
AVG. HOUSEHOLD INCOME	\$158,045	\$143,952	\$165,631

CONTACT EXCLUSIVE BROKERS FOR DETAILS:

KENNETH SCHUCKMAN

LIC. RE Broker

ken@schuckmanrealty.com

516-496-8888

[VIEW ALL PROPERTIES](#)

SCHUCKMAN[®]
REALTY INC.

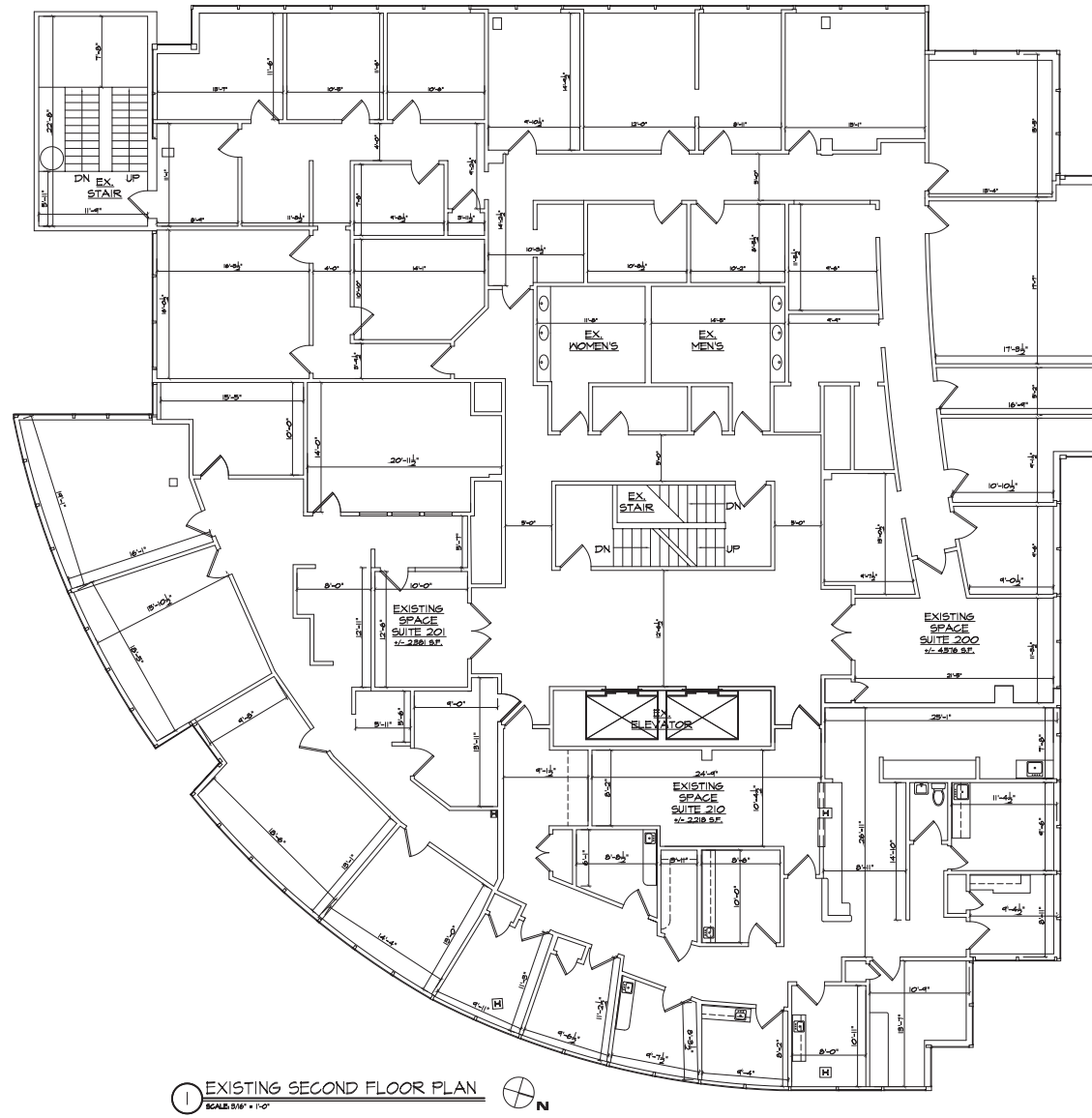
120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570

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.

GARDEN CITY CLASS A • MEDICAL OR PROFESSIONAL OFFICE SPACE AVAILABLE

1103 STEWART AVENUE • GARDEN CITY, NY 11530

FLOOR PLAN AS BUILT



120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570

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.

GARDEN CITY CLASS A • MEDICAL OR PROFESSIONAL OFFICE SPACE AVAILABLE

1103 STEWART AVENUE • GARDEN CITY, NY 11530

INTERIOR PHOTOS



CONTACT EXCLUSIVE BROKERS FOR DETAILS:

KENNETH SCHUCKMAN

LIC. RE Broker

ken@schuckmanrealty.com

516-496-8888

[VIEW ALL PROPERTIES](#)

SCHUCKMAN[®]
REALTY INC.

120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570

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.

GARDEN CITY CLASS A • MEDICAL OR PROFESSIONAL OFFICE SPACE AVAILABLE

1103 STEWART AVENUE • GARDEN CITY, NY 11530

INTERIOR PHOTOS



CONTACT EXCLUSIVE BROKERS FOR DETAILS:

KENNETH SCHUCKMAN

LIC. RE Broker

ken@schuckmanrealty.com

516-496-8888

[VIEW ALL PROPERTIES](#)

SCHUCKMAN[®]
REALTY INC.

120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570

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.

GARDEN CITY CLASS A • MEDICAL OR PROFESSIONAL OFFICE SPACE AVAILABLE

1103 STEWART AVENUE • GARDEN CITY, NY 11530

LOCATION MAP



SCHUCKMAN[®]
REALTY INC.

120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570

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.