

Outparcel of Roosevelt Field Mall

FLAGSHIP RESTAURANT AVAILABLE

600 Garden City Plaza – Garden City, NY 11530



Contact Exclusive Brokers for More Information

SCHUCKMAN[®]
REALTY INC.

120 NORTH VILLAGE AVENUE
ROCKVILLE CENTRE, NY 11570
516-496-8888

Edward Gottlieb, CRX, CLS
Lic. Associate RE Broker
ed@schuckmanrealty.com

Kenneth Schuckman
RE Broker
ken@schuckmanrealty.com

Flagship Restaurant Available

600 Garden City Plaza – Garden City, NY 11530

ADDRESS: 600 GARDEN CITY PLAZA
CITY, STATE: GARDEN CITY, NY
MARKET: ROOSEVELT FIELD
GROUND FL: +/- 8,893 SF
YEAR BUILT: 2015
AVAILABILITY: ARRANGED

HIGHLIGHTS:

•The concentration of office parks, hotels, and retail centers generates **steady demand for food and beverage operators** throughout the week.

•Roosevelt Field/Garden City is **one of the strongest and highest-performing retail trade areas in the New York** metropolitan region.

•**Roosevelt Field Mall sees 8.9 Million visitors annually** and is a top national retail destination supported by strong sales and consistent foot traffic.

•The trade area benefits from **dense, affluent suburban communities and immediate access to major roadways including the Meadowbrook Parkway with over 127,759 vehicles daily and Old Country Road with over 58,376 vehicles daily.**

•This combination of premier retail and dining strengthens **Garden City's position as a leading commercial and lifestyle destination in Nassau County.**

SCHUCKMAN[®]
REALTY INC.

120 NORTH VILLAGE AVENUE
ROCKVILLE CENTRE, NY 11570
516-496-8888



AREA RETAIL & SERVICES:



Contact Exclusive Brokers for More Information

Edward Gottlieb, CRX, CLS
Lic. Associate RE Broker
ed@schuckmanrealty.com

Kenneth Schuckman
RE Broker
ken@schuckmanrealty.com

Flagship Restaurant Available

600 Garden City Plaza – Garden City, NY 11530

AERIAL VIEW



SCHUCKMAN[®]
REALTY INC.

120 NORTH VILLAGE AVENUE
ROCKVILLE CENTRE, NY 11570
516-496-8888

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.

Flagship Restaurant Available

600 Garden City Plaza – Garden City, NY 11530

AREA RETAIL



600 GARDEN CITY PLAZA

CLINTON RD. AADT: 19,909 VPD

STEWART AVE. AADT: 27,989 VPD

EXIT M2
AADT: 17,406 VPD

MEADOWBROOK PARKWAY AADT: 127,759 VPD

OLD COUNTRY RD. AADT: 58,376 VPD

Flagship Restaurant Available

600 Garden City Plaza – Garden City, NY 11530



FINE DINING WITHIN TWO MILES

The Capital Grille (Garden City) – Upscale steakhouse with fine dining

Ruth's Chris Steak House (Garden City) – High-end steakhouse at The Garden City Hotel

Seasons 52 (Garden City – Roosevelt Field) – Seasonal American grill

Novità Wine Bar Trattoria (Garden City) – Modern Italian wine bar

ITA Kitchen (Garden City) – Contemporary Italian / New American

Spuntino Wine Bar & Italian Tapas (Garden City – Roosevelt Field) – Italian small plates

Waterzooi Belgian Bistro & Oyster Bar (Garden City) – Belgian seafood bistro

Small Batch (Garden City – Roosevelt Field) – Upscale American gastropub

Revel Restaurant & Bar (Garden City) – Upscale American dining

Mesita (Garden City) – Modern Mexican restaurant

Nomiya – Sushi & Asian Fusion (Garden City) – Japanese / Asian fusion

Grand Lux Café (Garden City – Roosevelt Field) – Upscale American / international menu

Vincent's Clam Bar (Carle Place) – Classic Italian seafood restaurant

True Food Kitchen (Garden City – Roosevelt Field) – Health-focused, seasonal American

Fogo de Chão Brazilian Steakhouse (Garden City – Roosevelt Field) – Brazilian steakhouse / churrascaria

Bartaco (Garden City) – Upscale coastal Mexican / tacos & cocktails

Flagship Restaurant Available

600 Garden City Plaza – Garden City, NY 11530



Roosevelt Field/Garden City Top Retail & Dining Destination in the New York Metropolitan Area

The **Roosevelt Field** retail trade area in Garden City is one of the strongest and most established shopping destinations in the New York metropolitan region. Anchored by the highly successful Roosevelt Field Mall—one of the largest and highest-performing malls in the country—the area benefits from exceptional national retailer presence, strong sales volumes, and steady year-round foot traffic. The trade area draws from a dense and affluent suburban population across Nassau County and offers immediate access to major roadways including the Meadowbrook Parkway, Old Country Road, and Stewart Avenue. This combination of accessibility, demographics, and best-in-class retail tenancy creates a resilient and diverse retail ecosystem that consistently attracts both shoppers and top-tier national brands.

The surrounding dining environment is equally robust, offering a wide range of sit-down restaurants, upscale eateries, and experiential dining concepts that complement the retail core. From steakhouses and wine bars to contemporary American, Mediterranean, and international cuisine, the area supports a thriving restaurant scene that serves both local residents and regional visitors. The concentration of office parks, hotels, and retail centers further drives demand throughout the week, making Garden City a top dining destination within Nassau County. This mix of high-quality food and beverage operators enhances the overall appeal of the trade area and reinforces Roosevelt Field's position as a premier retail and dining hub on Long Island.

Flagship Restaurant Available

600 Garden City Plaza – Garden City, NY 11530

DEMOGRAPHICS

Population	1 mile	3 miles	5 miles
2010 Population	10,813	184,163	497,014
2020 Population	11,469	196,191	520,280
2025 Population	11,448	196,074	515,620
2030 Population	11,835	196,051	512,919
Households			
2010 Total Households	4,167	57,270	156,517
2020 Total Households	4,379	60,295	159,641
2025 Total Households	4,481	61,329	160,341
2030 Total Households	4,667	61,932	160,827
2010-2020 Annual Rate	0.50%	0.52%	0.20%
2020-2025 Annual Rate	0.44%	0.32%	0.08%
2025-2030 Annual Rate	0.82%	0.20%	0.06%
2025 Average Household Size	2.54	3.08	3.15
Median Household Income			
2025 Median Household Income	\$164,908	\$128,555	\$145,742
2030 Median Household Income	\$180,399	\$144,683	\$160,364
2025-2030 Annual Rate	1.81%	2.39%	1.93%
Average Household Income			
2025 Average Household Income	\$206,689	\$168,382	\$187,818
2030 Average Household Income	\$222,645	\$183,006	\$203,746



120 NORTH VILLAGE AVENUE
ROCKVILLE CENTRE, NY 11570
516-496-8888

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.