

+4 Acre Roosevelt Field • Land For Sale or Lease

100 GARDEN CITY PLAZA | GARDEN CITY, NY 11530



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KENNETH SCHUCKMAN
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PROPERTY INFORMATION:

ASKING RENT & PURCHASE PRICE: SUBMIT OFFERS

NUMEROUS PROPOSED USES

LOT SIZE: 4.08 ACRES

PROVIDED PARKING: 172 SPACES

COMMENTS:

4.08 ACRES ON RING ROAD INSIDE THE ROOSEVELT FIELD MALL DEVELOPMENT AVAILABLE FOR SALE, GROUND LEASE OR BUILD-TO-SUIT, MULTIPLE PROPOSED USES AND LAYOUTS INCLUDING HOTEL RETAIL, MEDICAL, AND OFFICE.

HIGH BARRIER-TO-ENTRY ROOSEVELT FIELD TRADE AREA.

STRONG CO-TENANCY.

DIRECTLY ADJACENT TO SINGLE-TENANT CORPORATE MAGGIANO'S AND 163-ROOM RESIDENCE INN BY MARRIOTT WHICH WAS BUILT IN 2019 AND OPENED IN 2020.

5,000,000 SF OF RETAIL WITHIN 1 MILE.

ROOSEVELT FIELD TENANTS

★ macy's H&M bloomingdales DICK'S SPORTING GOODS LOFT
NORDSTROM Gap Starbucks AMC Neiman Marcus FOREVER 21
...AND MANY MORE



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PROPERTY VIEW LOOKING EAST



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PROPERTY VIEW LOOKING SOUTH



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RETAIL MAP



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PROPOSED 5-STORY 117,427 DEVELOPMENT



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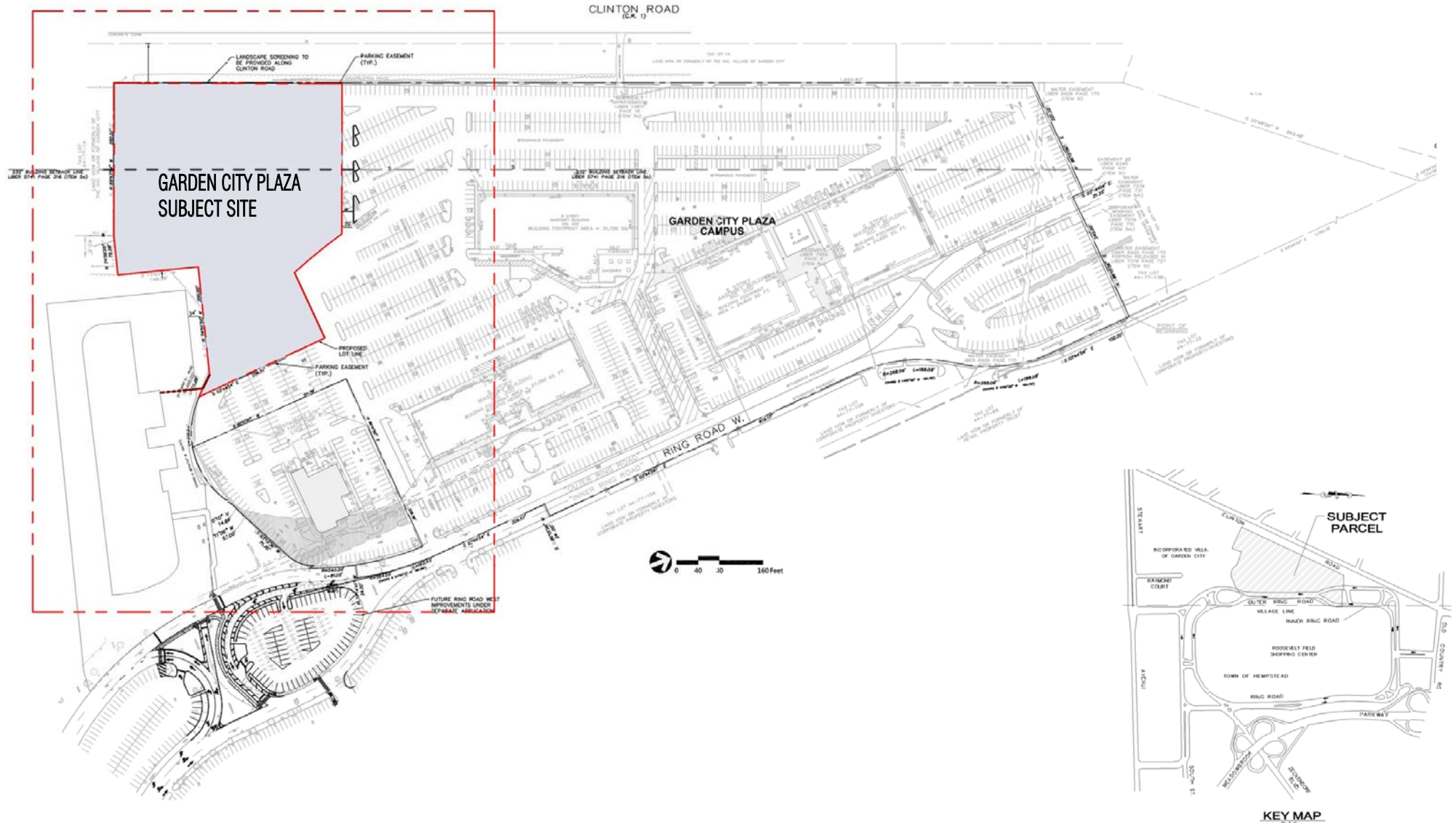
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SITE PLAN



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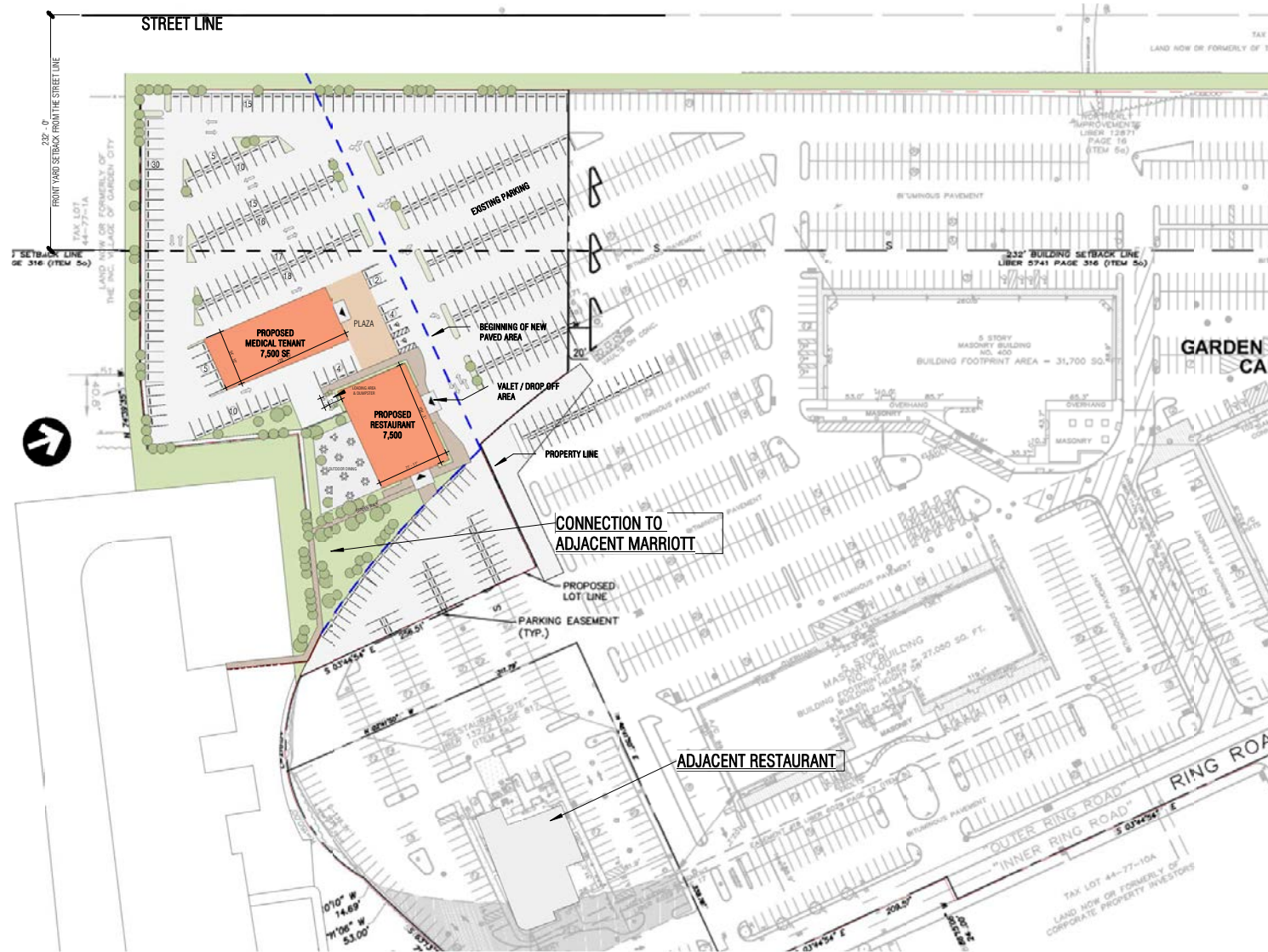
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PROPOSED DUAL-BOX MEDICAL AND RETAIL



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PROPOSED DUAL-RETAIL BOXES



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RENDERING OF PROPOSED DUAL-BOX CONCEPTS



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RENDERING OF PROPOSED 2-STORY RESTAURANT



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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2010 Population	11,852	177,629	487,353
2020 Population	12,435	189,183	510,051
2022 Population	12,455	188,978	508,376
2027 Population	12,881	189,539	506,193
2010-2020 Annual Rate	0.48%	0.63%	0.46%
2020-2022 Annual Rate	0.07%	-0.05%	-0.15%
2022-2027 Annual Rate	0.67%	0.06%	-0.09%
2022 Male Population	48.8%	49.0%	48.7%
2022 Female Population	51.2%	51.0%	51.3%
2022 Median Age	45.5	39.4	41.3
Households			
2022 Wealth Index	222	175	202
2010 Households	4,544	55,745	153,684
2020 Households	4,752	58,629	156,750
2022 Households	4,740	58,637	155,871
2027 Households	4,896	58,755	154,871
2010-2020 Annual Rate	0.45%	0.51%	0.20%
2020-2022 Annual Rate	-0.11%	0.01%	-0.25%
2022-2027 Annual Rate	0.65%	0.04%	-0.13%
2022 Average Household Size	2.61	3.11	3.19
Median Household Income			
2022 Median Household Income	\$124,135	\$107,553	\$121,507
2027 Median Household Income	\$138,914	\$125,878	\$141,952
2022-2027 Annual Rate	2.28%	3.20%	3.16%
Average Household Income			
2022 Average Household Income	\$182,798	\$154,526	\$167,005
2027 Average Household Income	\$210,713	\$178,123	\$190,732
2022-2027 Annual Rate	2.88%	2.88%	2.69%
Per Capita Income			
2022 Per Capita Income	\$69,510	\$48,427	\$51,296
2027 Per Capita Income	\$80,085	\$55,693	\$58,436
2022-2027 Annual Rate	2.87%	2.84%	2.64%

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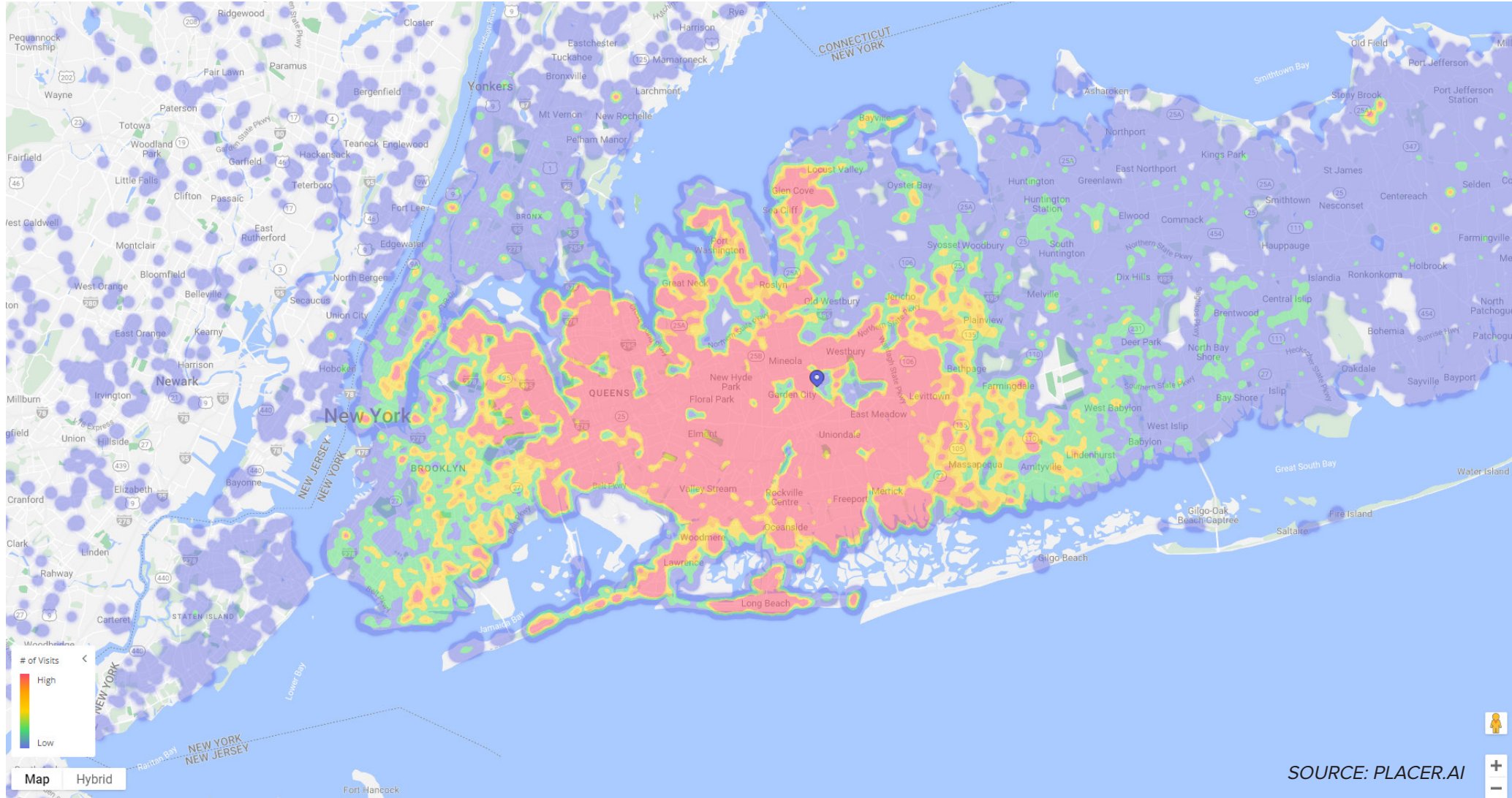


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ROOSEVELT FIELD TRADE AREA



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SCHUCKMAN REALTY INVESTMENT SALES TEAM



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