



The Gallery At Westbury Plaza

900 OLD COUNTRY ROAD, GARDEN CITY, NY 11530

RIPCO
REAL ESTATE

PHOTO

SUBJECT PROPERTY



SUMMARY

SUBJECT PROPERTY

▶ **LOCATION**

900 OLD COUNTRY ROAD
GARDEN CITY, LONG ISLAND

▶ **SPACE AVAILABLE**

19,646 SF (COMING AVAILABLE)

4,964 SF

2,653 SF

▶ **CO-TENANTS**

THE CONTAINER STORE, TRADER JOE'S, SAKS OFF FIFTH, HOMEGOODS, NORDSTROM RACK, BLOOMINGDALE'S OUTLET STORE, ULTA, BASSETT HOME FURNISHINGS, GAP FACTORY STORE, BANANA REPUBLIC OUTLET, OLD NAVY, J.CREW FACTORY, SHAKE SHACK, STARBUCKS, CHOP'T

▶ **MARKET OVERVIEW**

NEIGHBORS INCLUDE THE ROOSEVELT FIELD MALL, 1 OF THE TOP TEN MALLS IN THE U.S.

APPLE STORE, NORDSTROM, LIFETIME FITNESS, WALMART, BEST BUY, COSTCO, TARGET, EISENHOWER PARK, HOFSTRA UNIVERSITY, NASSAU COMMUNITY COLLEGE.

WESTBURY/GARDEN CITY IS THE STRONGEST RETAIL, CORPORATE OFFICE AND INDUSTRIAL TRADE AREA ON LONG ISLAND.

OVER 67,000 VEHICLES ON OLD COUNTRY ROAD PASSING THIS SITE DAILY AND OVER 28,000 VEHICLES ON ZECKENDORF BOULEVARD.

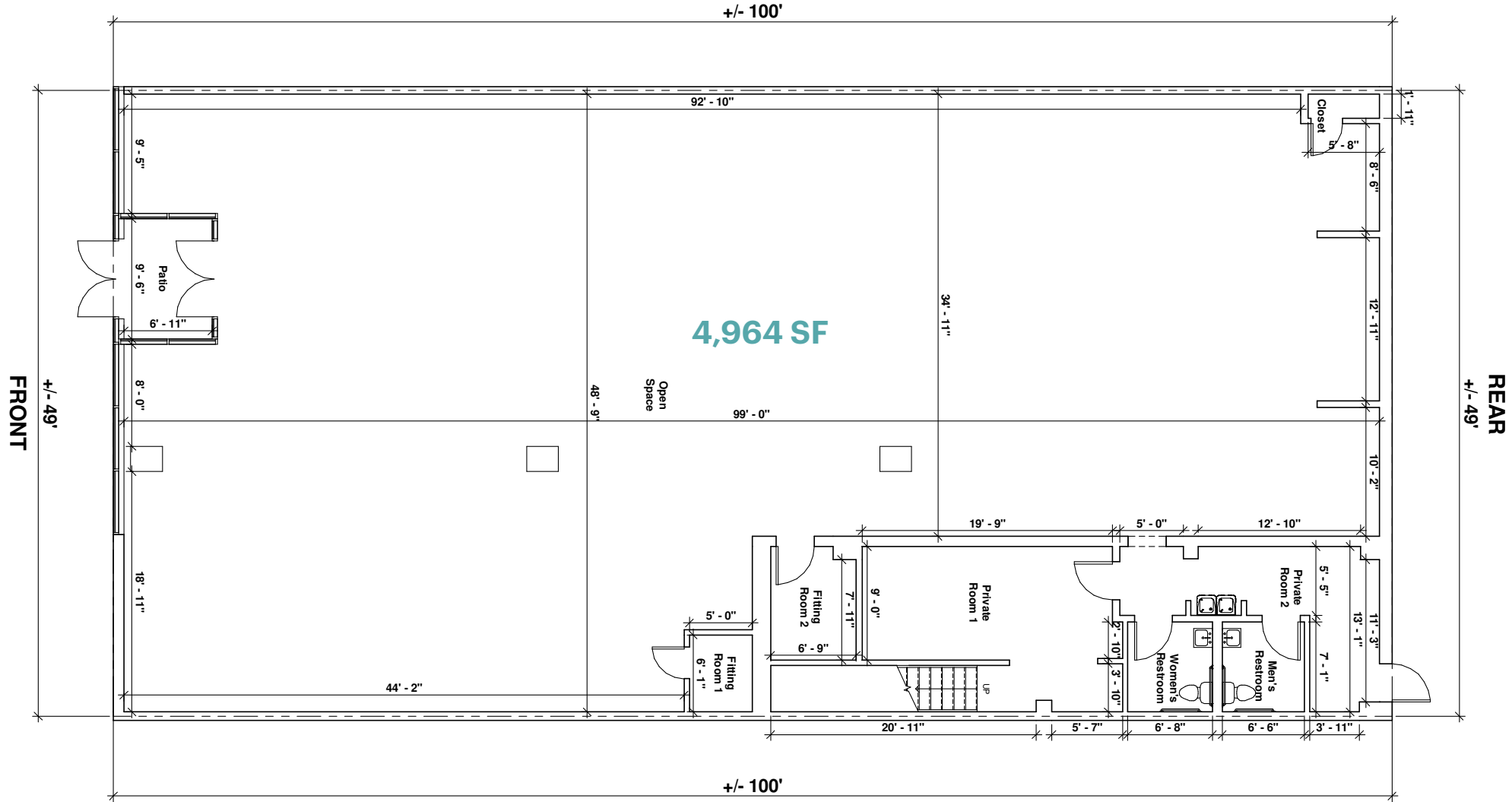
SITE PLAN

FIRST + SECOND FLOORS

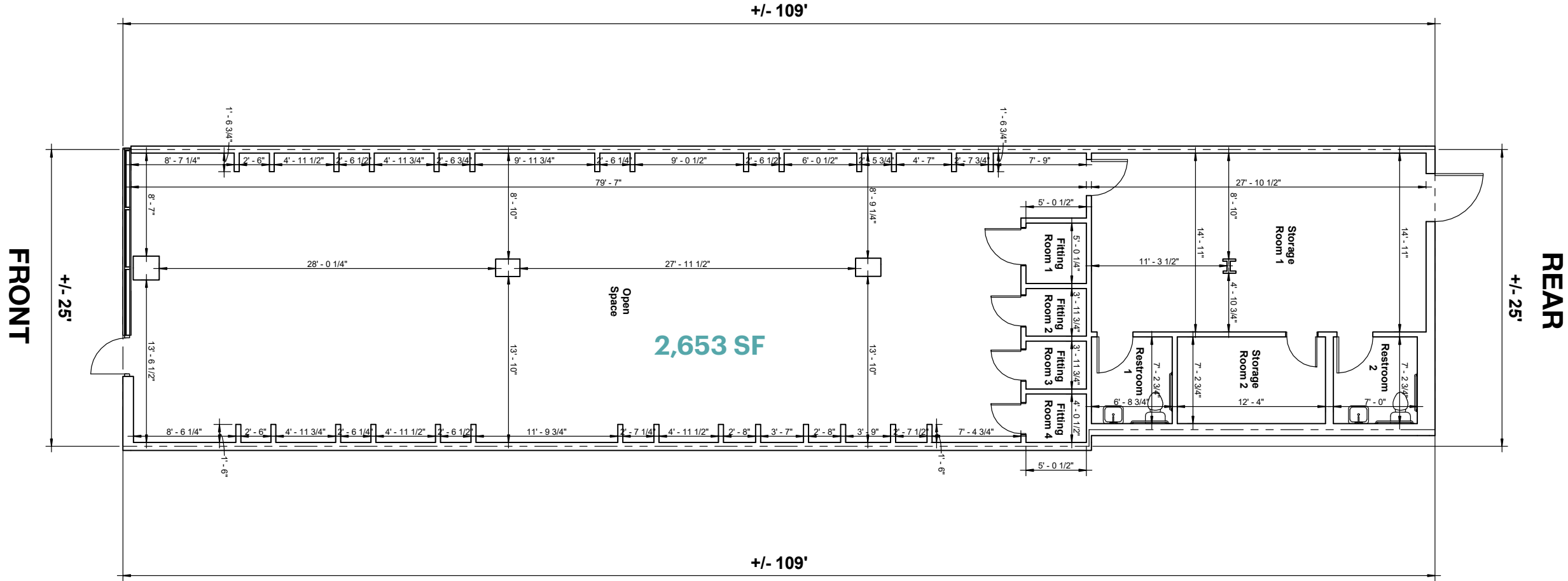
SPACE	TENANT	SF
10	THE CONTAINER STORE	24,953
102	AVAILABLE	2,653
108	RESTORE HYPER WELLNESS + CRYO	2,700
110	FAMOUS FOOTWEAR	7,550
120	HOMEGOODS	30,558
130	NORDSTROM RACK	37,448
140	BLOOMINGDALE'S	26,102
150	GAP FACTORY/BANANA REPUBLIC	19,784
160	SAKS OFF FIFTH	31,655
20	TRADER JOE'S	13,004
30	STARBUCKS	1,740
32	GNC	1,654
34	TOCOLO CANTINA	3,000
36	PARIS BAGUETTE	2,895
38	POP UP BAGELS	1,563
40	LASERAWAY	1,500
44	AVAILABLE	4,964
45	COREPOWER YOGA	3,407
46	CHOPT	2,916
50	COMING AVAILABLE	19,646
60A	J.CREW FACTORY	4,826
70	OLD NAVY	22,059
80	LAND'S END	6,818
90	ULTA	9,990
92	NOODLES & COMPANY	3,334
94	SPUNTINO WINE BAR	5,356
96	POKE FRISEE	1,650
98	GOLDEN HOUR NAIL & HAIR SPA	3,848
PAD1	SHAKE SHACK	3,500
PAD2-A	SLEEP NUMBER	2,450
PAD2-B	THE SHADE STORE	1,725
PAD3	VERIZON	4,000
PAD4	BANK OF AMERICA	2,994



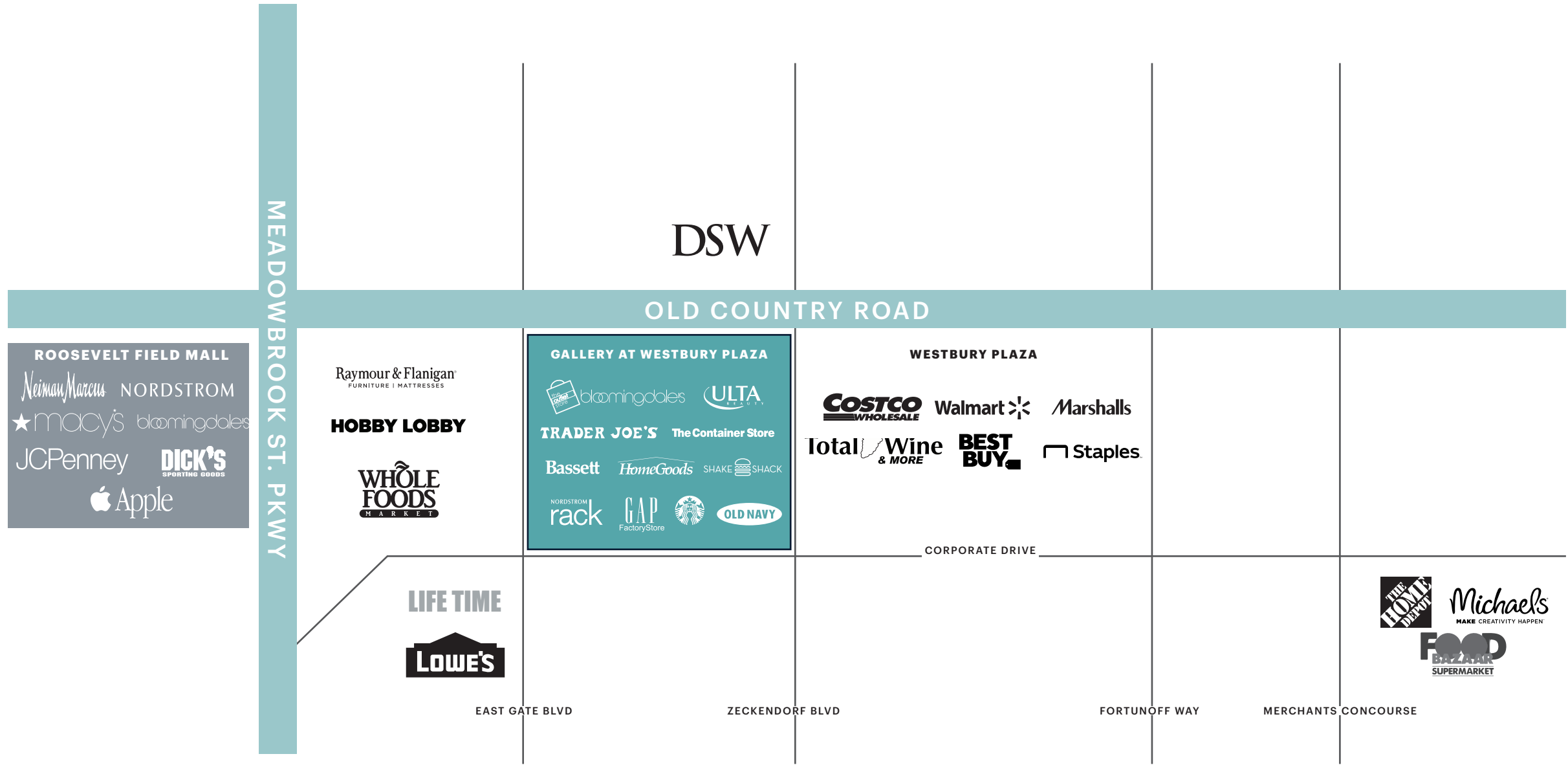
FLOOR PLAN - SPACE 44



FLOOR PLAN - SPACE 102



MARKET OVERVIEW RETAIL MAP



15

MINUTE DRIVE TIME

557,292

Overall Population

470,635

Daytime Demographics (16 years or Over)

\$149,060

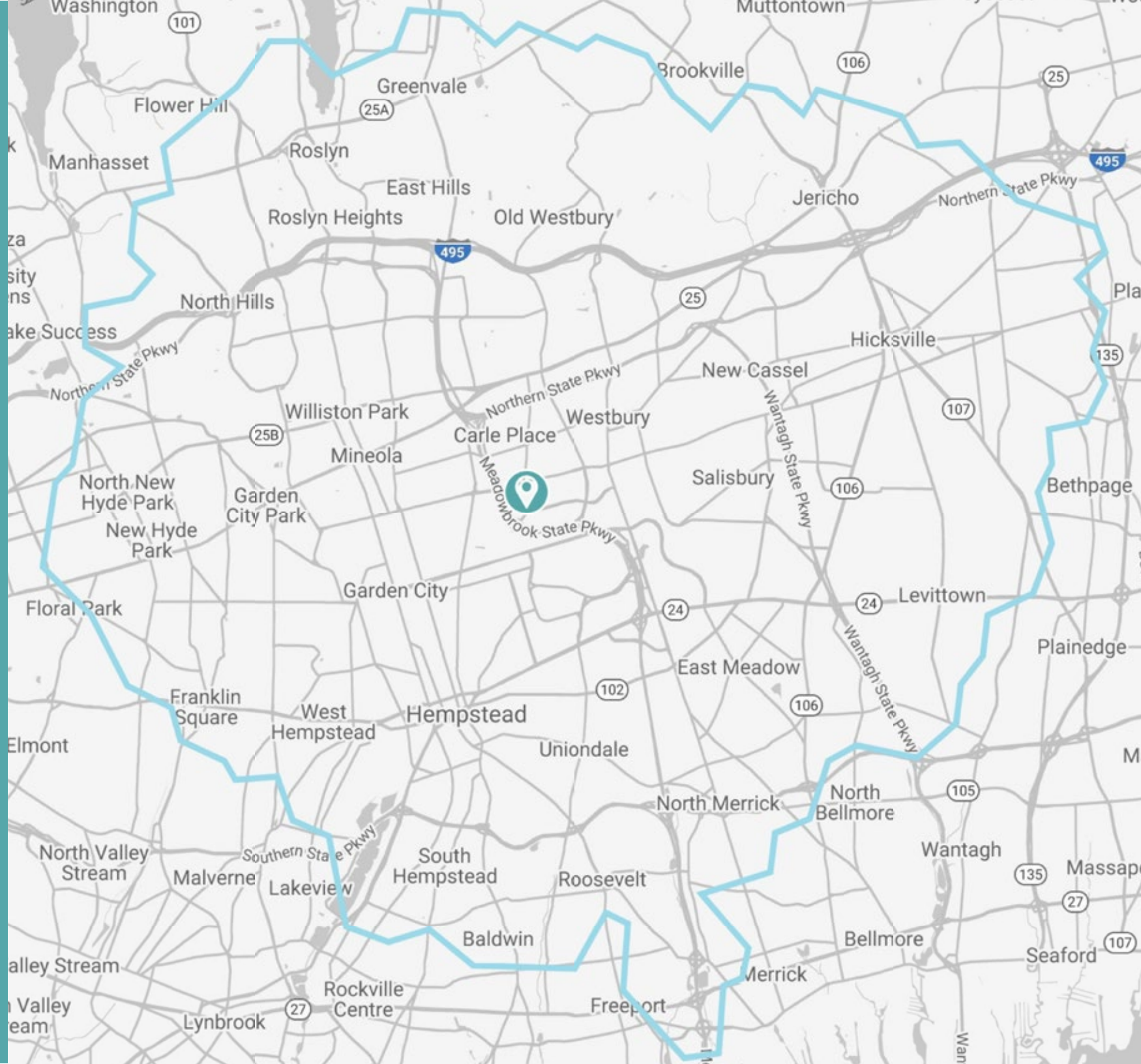
Average HH Income

42.5%

Bachelor's Degree or Higher

53.6%

Annual HH Income of \$100k+



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AERIAL



THE GALLERY AT WESTBURY PLAZA

SHOPPING CENTER PHOTOS



THE GALLERY AT WESTBURY PLAZA

SHOPPING CENTER PHOTOS



CONSUMER PROFILES

TOP TIER



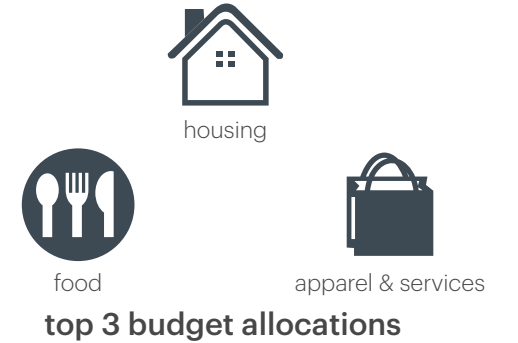
- Highly educated, successful consumer market: more than one in three residents has a postgraduate degree
- Married couples without children or married couples with older children dominate this market
- Wealthiest consumers who spend money on themselves; visit day spas and salons, use dry cleaning services and exercise at exclusive clubs
- Socially responsible consumers who aim for a balanced lifestyle, they are goal-oriented and hardworking but make time for kids/grandkids and maintain a close knit group of friends
- Housing units are owner occupied with the highest home values



**BLOOMINGDALE'S
THE OUTLET STORE**



**BASSETT
FURNITURE**



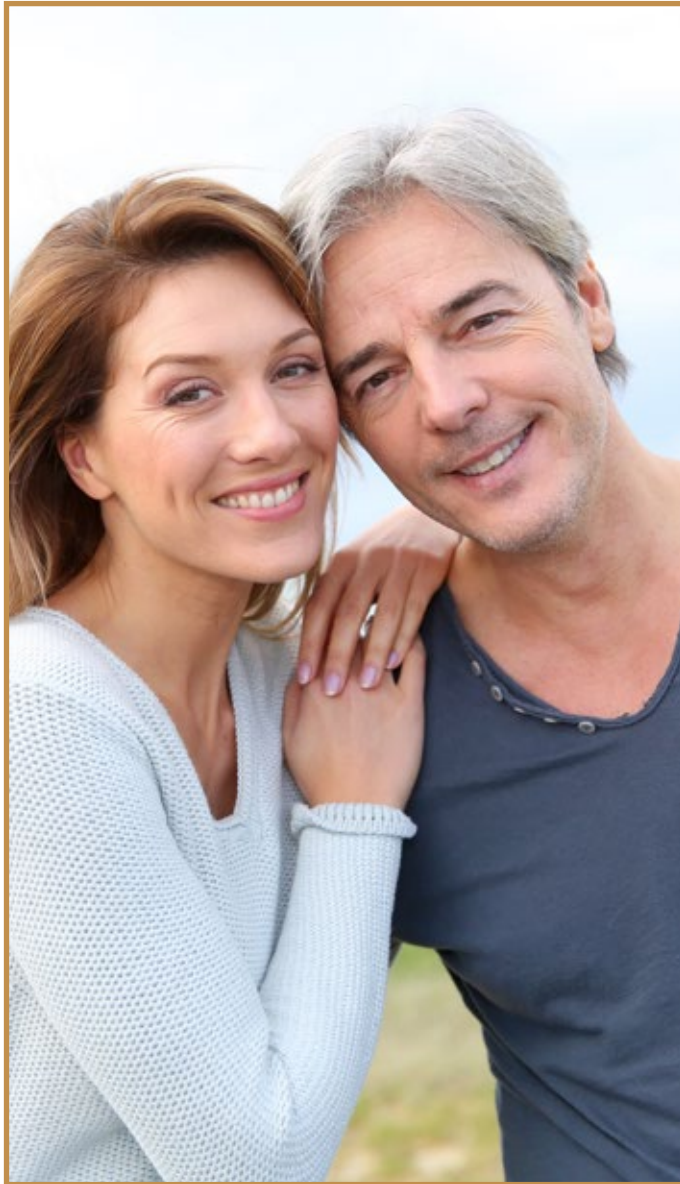
\$173,200
median household income



Management
top occupation

CONSUMER PROFILES

PLEASANTVILLE



- 66% college educated; 37% with a bachelor's degree or higher
- Households composed of older married-couple families, more without children under 18
- Residents spend their spare time participating in a variety of sports or watching movies
- Shop online and in a variety of stores, from upscale to discount, and use the Internet largely for financial purposes
- Prefer fashion that is classic and timeless as opposed to trendy
- Enjoys outdoor gardening, going to the beach, visiting theme parks, frequenting museums and attending rock concerts



THE CONTAINER STORE

TRADER JOE'S



SHAKE SHACK



housing



food



apparel & services

top 3 budget allocations



\$92,900

median household income



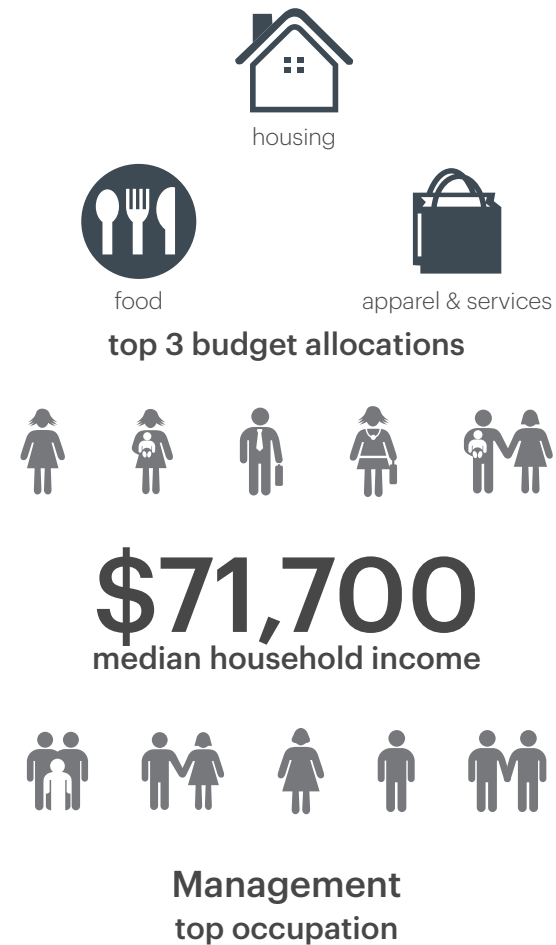
Finance
top occupation

CONSUMER PROFILES

GOLDEN YEARS



- Well educated, active seniors nearing the end of their careers or already in retirement, empty nesters, and singles living alone
- These consumers are actively pursuing a variety of leisure interests - travel, sports, dining out, museums and concerts
- Well connected by using the internet for shopping, paying bills, monitoring investments and entertainment
- Generous supporters of the arts and charitable organizations



DEMOGRAPHICS

	1 mile radius	3 mile radius	5 mile radius	7 mile radius
Population				
2018 Estimated Population	13,084	168,881	465,004	923,007
2023 Projected Population	13,167	170,886	470,373	931,529
2010 Census Population	12,179	163,413	452,802	899,693
2000 Census Population	10,296	158,867	443,439	888,713
2018 Median Age	37.8	37.5	39.5	40.5
Households				
2018 Estimated Households	4,649	52,753	146,465	300,532
2023 Projected Households	4,708	53,647	148,750	305,266
2010 Census Households	4,327	50,792	142,466	292,815
2000 Census Households	3,712	49,256	140,872	292,169
Projected Annual Growth 2018 to 2023	0.1%	0.2%	0.2%	0.2%
Historical Annual Growth 2010 to 2018	0.9%	0.4%	0.3%	0.1%
Households by Race				
2018 Estimated White	77.5%	53.3%	58.4%	61.0%
2018 Estimated Black or African American	6.1%	21.7%	17.5%	15.5%
2018 Estimated Asian & Pacific Islander	8.8%	8.7%	12.9%	-
2018 Estimated American Indian & Native Alaskan	0.1%	0.3%	0.3%	0.3%
2018 Estimated Other Races	5.0%	12.4%	8.1%	6.6%
2018 Estimated Hispanic	8.7%	19.9%	12.6%	18.1%
Income				
2018 Estimated Average Household Income	\$144,058	\$138,422	\$150,831	\$150,506
2018 Estimated Median Household Income	\$108,535	\$101,304	\$114,242	\$114,687
2018 Estimated Per Capita Income	\$51,671	\$43,553	\$47,677	\$49,128
Education (Age 25+)				
2018 High School Graduate	21.8%	23.3%	23.3%	23.4%
2018 Some College	12.8%	14.5%	14.8%	14.9%
2018 Associates Degree Only	9.7%	8.1%	8.3%	8.3%
2018 Bachelors Degree Only	25.5%	21.4%	23.3%	24.1%
2018 Graduate Degree	20.2%	17.1%	18.5%	19.0%
Business				
Number of Businesses	1,985	12,172	25,346	46,136
Total Number of Employees	27,640	136,672	272,894	488,178

EXCLUSIVE REPRESENTATION

RIPCO

REAL ESTATE

Jeffrey Howard
jhoward@ripcony.com

Joanne Argenti
jargenti@ripcony.com

WOODBURY

1000 Woodbury Road
Suite 100
Woodbury, NY 11797
516.933.8880
ripcony.com

Whether it is financial services, high end designers, new retail concepts, big boxes or major owners and developers; Ripco can implement storefront strategies. We understand retail real estate in New York has an intrinsic value and we can help in ascertaining that worth for both retailers and developers.

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.