

815 FRANKLIN AVENUE | GARDEN CITY | NEW YORK

2,800 SF END CAP - ADJACENT FREE MUNICIPAL LOT



PROPERTY DETAILS

- 2,800 SF Highly Visible End Cap
- Full Basement (Storage Only)
- Ideal for Retail/Restaurant/Medical Use
- Adjacent Free Municipal Lot and On-Street Parking
- High Incomes - \$182,000 Average HH Income in a 1 mile radius
- One of Long Island's Best Office Markets
- Over 12,000 Businesses within 3 miles
- Easily accessible from the Meadowbrook State Parkway and the LIRR



ABOUT GARDEN CITY

Covering 5.3 square miles, Garden City is characterized by tree-shaded avenues, manicured gardens and handsome Tudors and colonials. The average household income is around \$180,000.

Franklin Avenue, the main north-south corridor, is lined with office buildings, financial institutions, and jewelers.

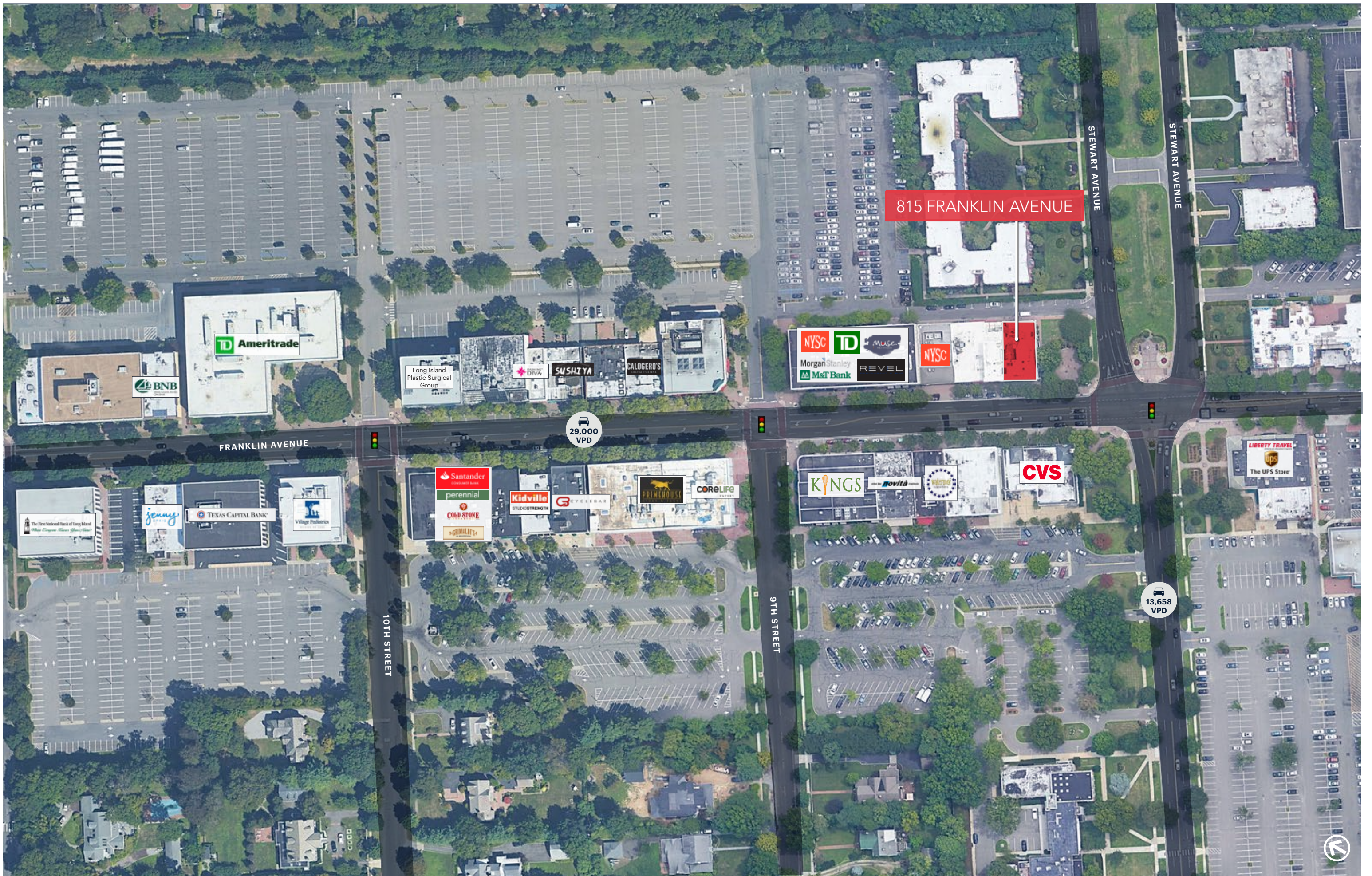
Running east-west, the well known Seventh Street boasts clothing boutiques, restaurants, and numerous health and wellness facilities.

- Mighty Quinn's
- NYSC
- Pure Barre
- The French Workshop
- Waxing the City
- Core Life Eatery
- CycleBar
- Club Pilates
- Primehouse
- Madison's Niche
- Chico's
- Starbucks
- Go Greek
- The Burger Spot
- Seventh Street Cafe
- Waterzooi
- Edible Arrangements
- Panera Bread
- The Garden City Hotel



Easily accessible from the Meadowbrook State Parkway, 815 Franklin Avenue is also conveniently located between Mineola and Garden City Long Island Rail Road Stations.





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STEWART AVENUE

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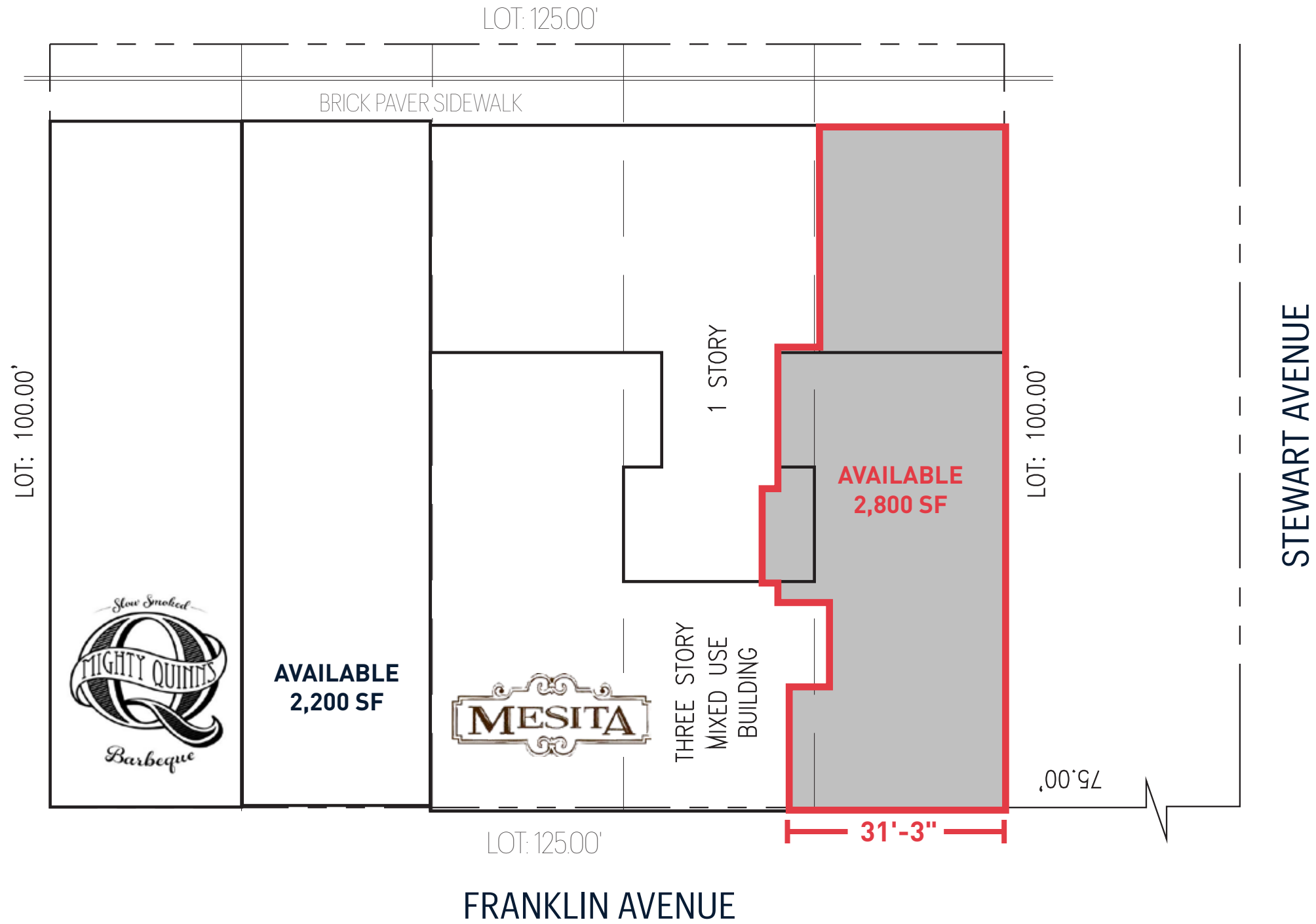
29,000 VPD

13,658 VPD

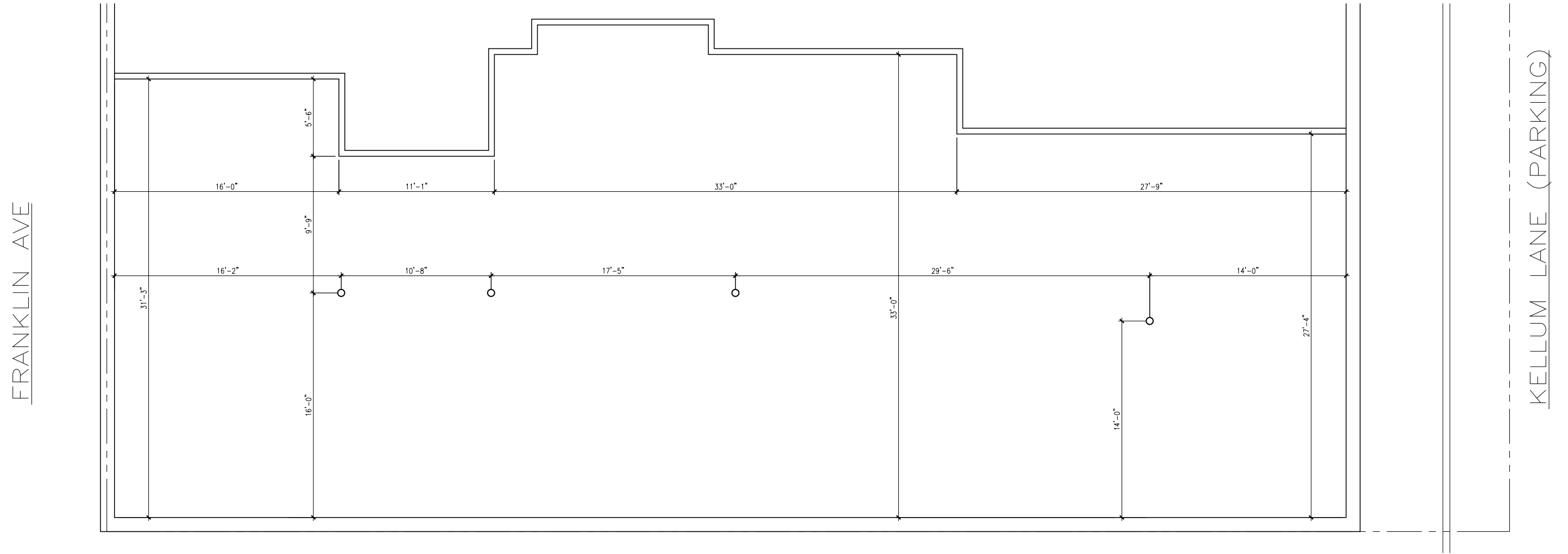
10TH STREET

9TH STREET

SITE PLAN



FLOOR PLAN



1 MILE RADIUS

POPULATION

17,314

HOUSEHOLDS

5,638

AVERAGE HOUSEHOLD INCOME

\$182,498

MEDIAN HOUSEHOLD INCOME

\$122,477

COLLEGE GRADUATES (Bachelor's +)

5,799 - 52.5%

TOTAL BUSINESSES

2,064

TOTAL EMPLOYEES

19,568

DAYTIME POPULATION (w/ 16 yr +)

25,082

3 MILE RADIUS

POPULATION

213,849

HOUSEHOLDS

67,950

AVERAGE HOUSEHOLD INCOME

\$138,722

MEDIAN HOUSEHOLD INCOME

\$105,865

COLLEGE GRADUATES (Bachelor's +)

57,609 - 39.6%

TOTAL BUSINESSES

12,841

TOTAL EMPLOYEES

136,079

DAYTIME POPULATION (w/ 16 yr +)

202,292

5 MILE RADIUS

POPULATION

567,563

HOUSEHOLDS

182,839

AVERAGE HOUSEHOLD INCOME

\$139,278

MEDIAN HOUSEHOLD INCOME

\$108,597

COLLEGE GRADUATES (Bachelor's +)

162,161 - 41.0%

TOTAL BUSINESSES

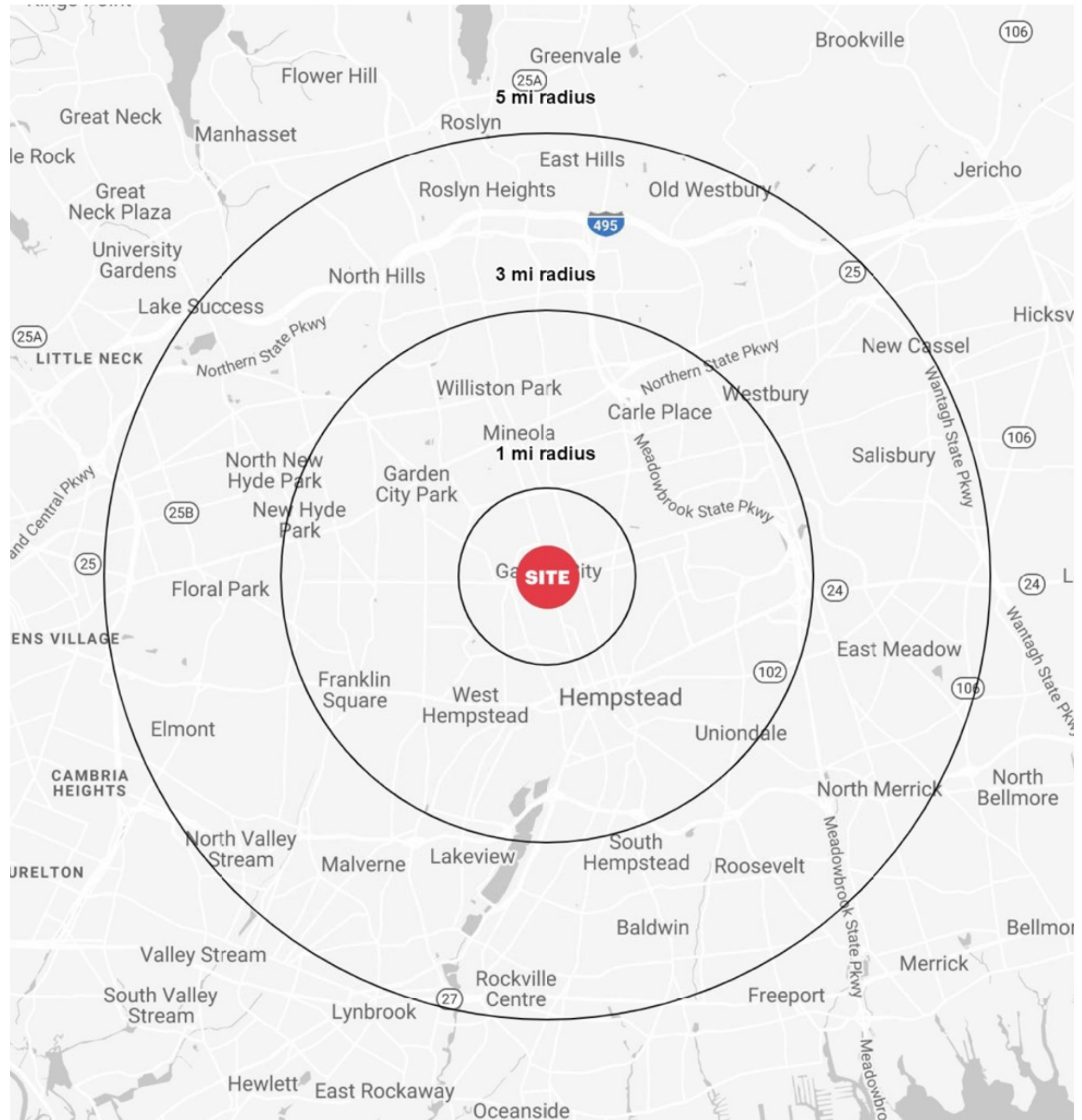
26,485

TOTAL EMPLOYEES

279,521

DAYTIME POPULATION (w/ 16 yr +)

456,498



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