

GARVIES

P O I N T

GLEN COVE, NEW YORK

569 Condominiums • 541 Rental Apartments • 8,400 SF Freestanding Restaurant Building • 2,381 Parking Spaces • 1.1 miles of Waterfront Esplanade

RIPCO
REAL ESTATE

LEASING CONTACTS

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OWNED & DEVELOPED BY

RXR

GARVIES POINT

about the project

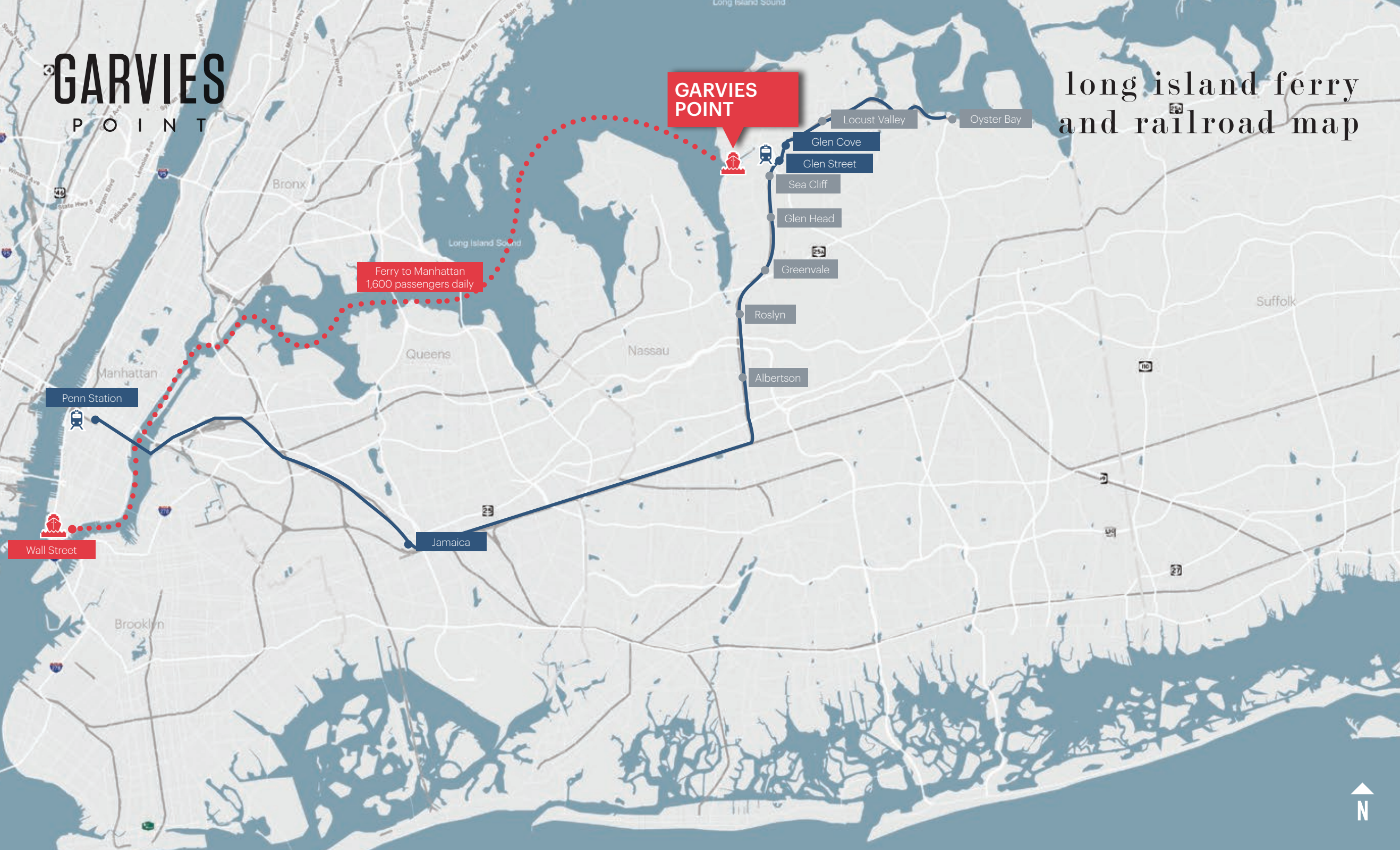


The Garvies Point development will be a Smart Growth, mixed-use community located along the shores of Hempstead Harbor in Glen Cove, Long Island. This dynamic development will re-invent the Glen Cove waterfront into a vibrant, active, mixed-use community accessible to everyone. The development will provide generous expanses of high quality public open space for residents and visitors to enjoy. The development is comprised of:

- 569 condominiums
- 541 rental apartments
- 8,400 SF Freestanding Restaurant Building
- 2,381 parking spaces
- Access to Glen Cove's Ferry Terminal and future commuter ferry service to New York City
- 1.1 miles of waterfront esplanade
- Restaurants & Cafés with outdoor seating
- 5.4 miles of walkways and connecting trails to Garvies Point Preserve and Pratt Park
- Bike Path
- Dog Park
- Children's Playgrounds
- Ecology Pier
- Amphitheater
- Public restrooms
- Boat Launch
- Kayak & Stand-Up Paddleboard Launches
- Beach & Boardwalk with prime Sunset views
- Recreational parks and great lawn space
- Waterfront moveable & fixed seating

GARVIES POINT

long island ferry and railroad map



**GARVIES
POINT**

Ferry to Manhattan
1,600 passengers daily

Penn Station

Wall Street

Jamaica

Albertson

Roslyn

Greenvale

Glen Head

Sea Cliff

Glen Street

Glen Cove

Locust Valley

Oyster Bay

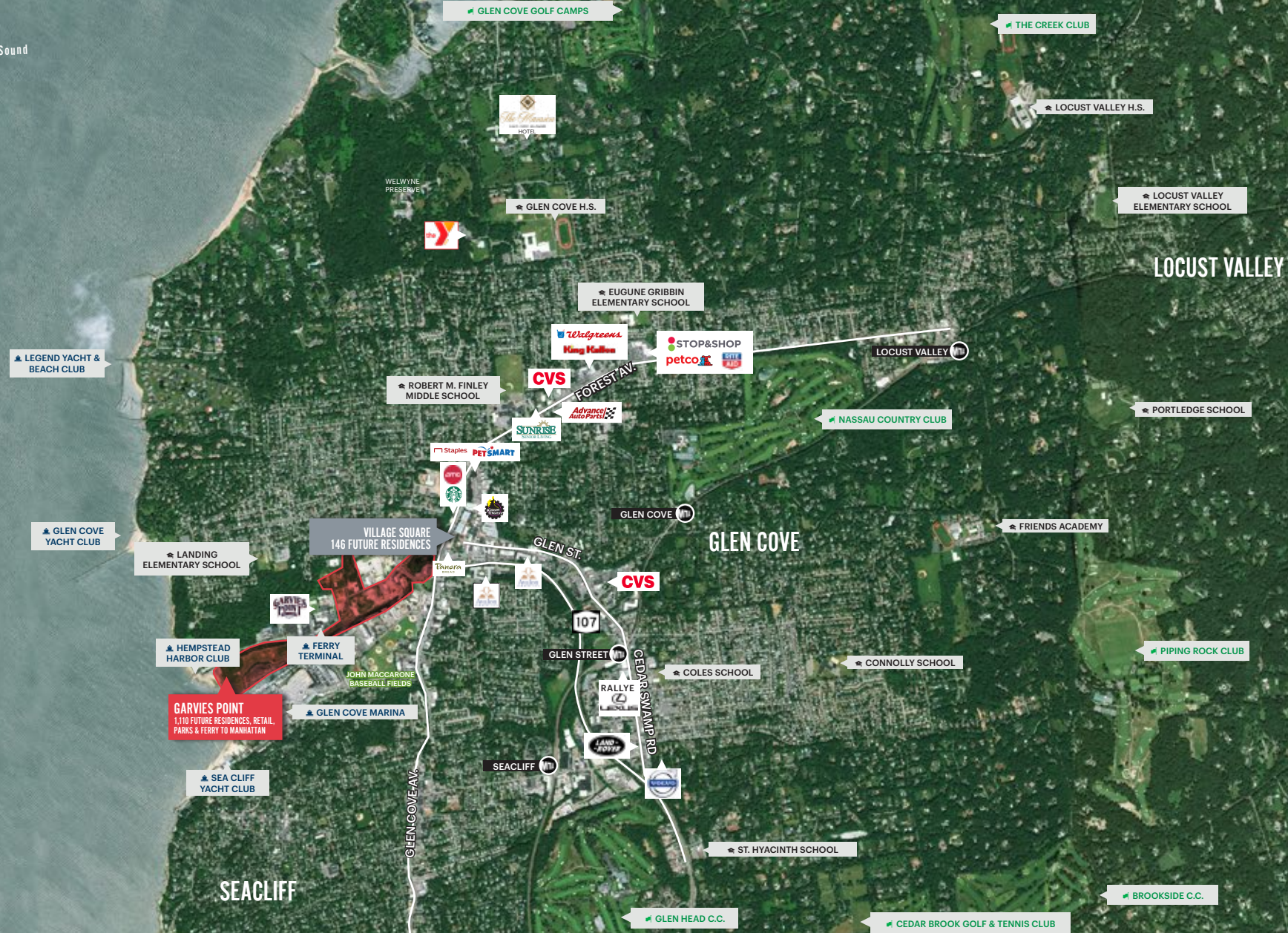


GARVIES POINT

market aerial

Long Island Sound

Hempstead Bay



GARVIES POINT

exceptional market



5
mile radius

Population
113,998
Households
39,968
Avg HH Income
\$211,352
Med HH Income
\$138,089
Bachelor's Degree or Higher
57%
Annual HH Income of \$100k+
20,824 - 55.6%
Daytime Population
101,640

15
minute drive time

Population
341,462
Households
118,099
Avg HH Income
\$189,197
Med HH Income
\$132,245
Bachelor's Degree or Higher
54.7%
Annual HH Income of \$100k+
68,273 - 57.7%
Daytime Population
381,532

GARVIES POINT

site plan aerial



BOAT LAUNCH

CONDO

PARK

THE BEACON

PARK

CONDO

RENTAL

RENTAL

COMMERCIAL

ANGLERS CLUB

HARBOR LANDING

Brendel's
BAGELS & EATERY

GARVIES POINT
WELCOME CENTER

herbhill rd

charles st

ECOLOGY PIER

FERRY TERMINAL

MARINA

PARK

ANGLERS MARINA

PLAYGROUND

MARINA

MARINA RESTAURANT
AVAILABLE

RESTAURANT

PARK

AMPHITHEATER



GARVIES POINT

harbor landing proposed marina restaurant



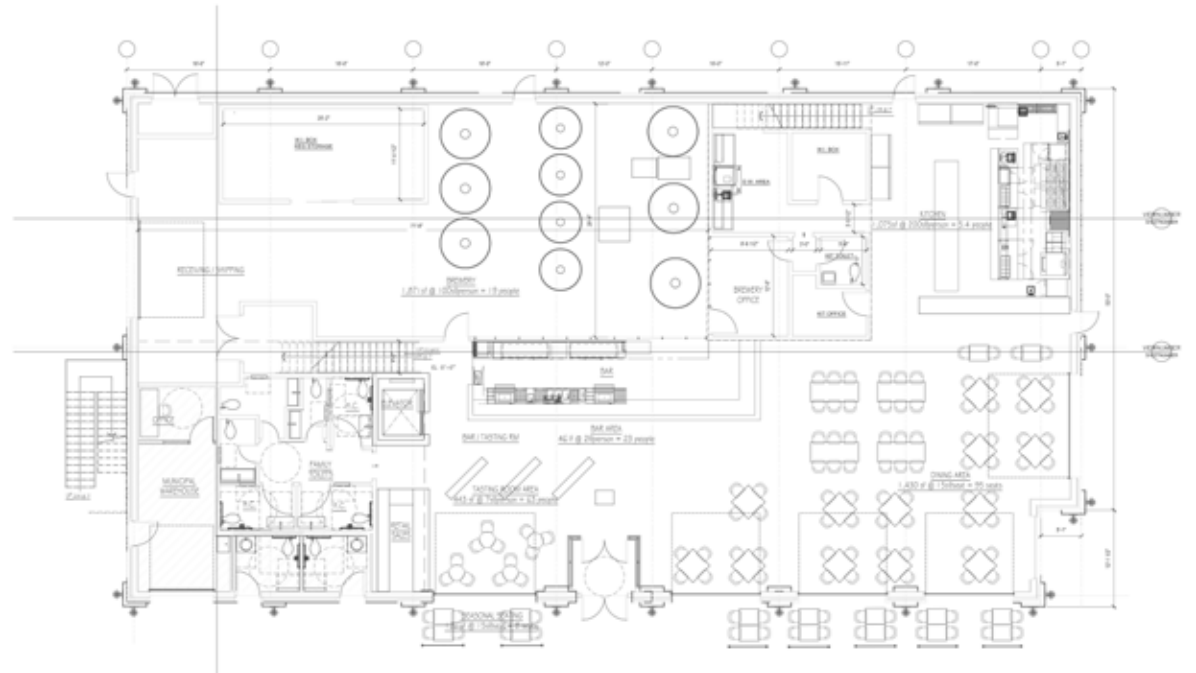
Size

7,200 SF at grade

1,200 SF mezzanine (can be expanded)

Seats

Approved occupancy of 267 people inside and 95 people outside (occupancy based on seats and standing room in the bar etc.)



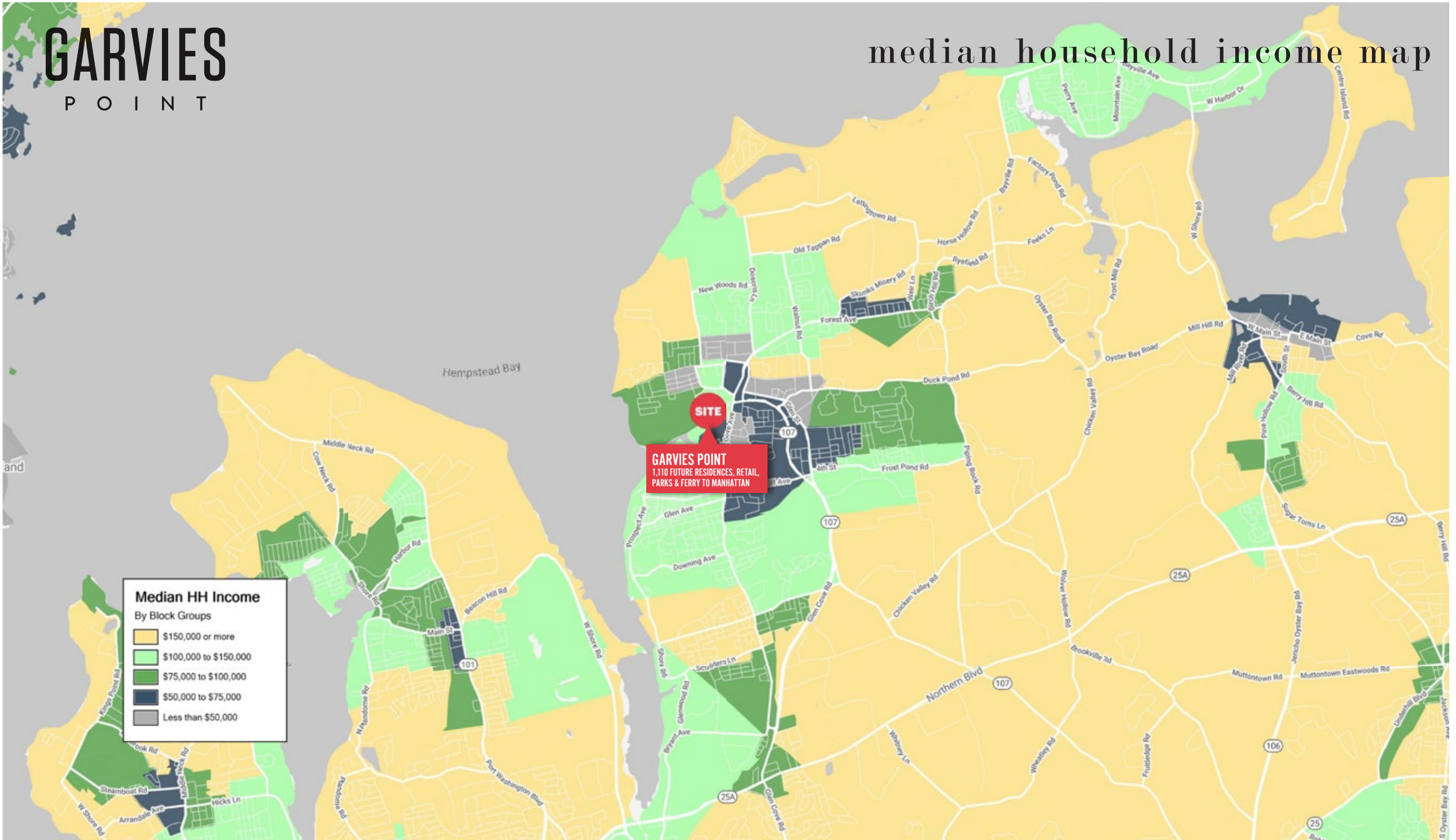
GARVIES POINT

Brendel's BAGELS & EATERY OF NEW YORK at harbor landing opening soon



GARVIES POINT

median household income map



GARVIES POINT

artist drawing



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About the Developer: **RXR**

RXR Realty LLC ("RXR") is one of the largest owners, managers, and developers in the New York Tri-State area. The RXR platform manages 72 commercial real estate properties and investments with an aggregate gross asset value of approximately \$17.7 billion, comprising approximately 23.1 million square feet of commercial operating properties and approximately 6,300 multi-family and for sale units in various stages of development in the New York Metropolitan area.