

VILLAGE SQUARE

GLEN COVE

Brand New Mixed Use Development in the Heart of Downtown Glen Cove



Artist Rendering

RIPCO
REAL ESTATE

146 Luxury Apartments - Over 80% Leased & Occupied | 757 SF up to 4,576 SF of Retail Available |

Ideal uses include restaurants, fitness, spas, salons, boutiques, cafe, coffee, etc | Abundant convenient parking at adjacent municipal garage and on street

Village Square Retail and Residential Renderings

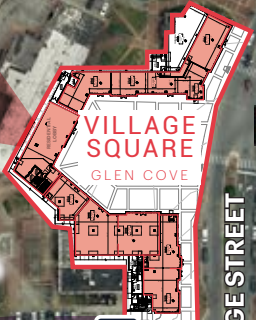


- ARTIST RENDERINGS -

Access to and from Ground Level



**VILLAGE SQUARE
LIMITED RETAIL
AVAILABLE**



P
PARKING GARAGE
553 SPACES

P
PARKING GARAGE
520 SPACES

23,410
VPD

10,000
VPD

7,000
VPD

P ±65 SPACES

P

P ±104 SPACES

21,000
VPD

111 UNITS/4 STORIES

367 UNITS/4 STORIES

GLEN COVE TRAIN
STATION
0.8 MILES

GLEN STREET TRAIN
STATION - 0.9 MILES

ENTRANCE TO
GARVIES POINT

BREWSTER STREET

BRIDGE STREET

GLEN COVE AVENUE

GLEN STREET

HIGHLAND ROAD

PULASKI STREET

Staples
PETS MARY
Bethpage
Capital One
ME

la Famiglia
American Cafe

Starbucks
amc

DUNKIN'
baskin robbins

ABOFF'S
The Painters Choice

AMTRAK
Asian
Edible
GCF
GLEN COVE FITNESS
LaBella
GLY
Star Nails
Mobile
Wild Ginger
SAFAVIER
LONDON

Pizza
City Hall
Tokyo Sushi
Henry's
Academy of Fine Art
Paradise Bakery
GLEN FLOORS
boost
Deli Studio 12
metro
LONDON

Panera
BREAD

GARVIES POINT
Brendel's

FIRE
DEPARTMENT

LIBRARY

POST OFFICE

POLICE
DEPARTMENT

METROPOLITAN

Northwell
Health

Avalon
COMMUNITIES

Mobil

citibank

Shell

Avalon
COMMUNITIES

RIPCO
REAL ESTATE

Long Island Sound

GLEN COVE GOLF CAMPS

THE CREEK CLUB



LOCUST VALLEY HIGH SSCHOOL

WELWYNE PRESERVE

GLEN COVE HIGH SCHOOL

LOCUST VALLEY ELEMENTARY SCHOOL



EUGENE GRIBBIN ELEMENTARY SCHOOL

LOCUST VALLEY

LEGEND YACHT & BEACH CLUB



FOREST AVENUE

LOCUST VALLEY

ROBERT M. FINLEY MIDDLE SCHOOL

CVS



NASSAU COUNTRY CLUB

PORTLEDGE SCHOOL



GLEN COVE

FRIENDS ACADEMY

GLEN COVE YACHT CLUB

VILLAGE SQUARE
146 NEW RESIDENCES +
RETAIL + RESTAURANTS

GLEN STREET

GLEN COVE

LANDING ELEMENTARY SCHOOL

CVS



107

COLES SCHOOL

CONNOLLY SCHOOL

HEMPSTEAD HARBOR CLUB

FERRY TERMINAL

JOHN MACCARONE BASEBALL FIELDS

GLEN STREET



PIPING ROCK CLUB

GARVIES POINT
1,110 FUTURE RESIDENCES, RETAIL,
PARKS & FERRY TO MANHATTAN

GLEN COVE MARINA

SEA CLIFF



ST. HYACINTH SCHOOL

SEA CLIFF

GLEN COVE AVENUE

GLEN HEAD COUNTRY CLUB

CEDAR BROOK GOLF & TENNIS CLUB

BROOKSIDE COUNTRY CLUB



Hempstead Bay

RIPCO
REAL ESTATE



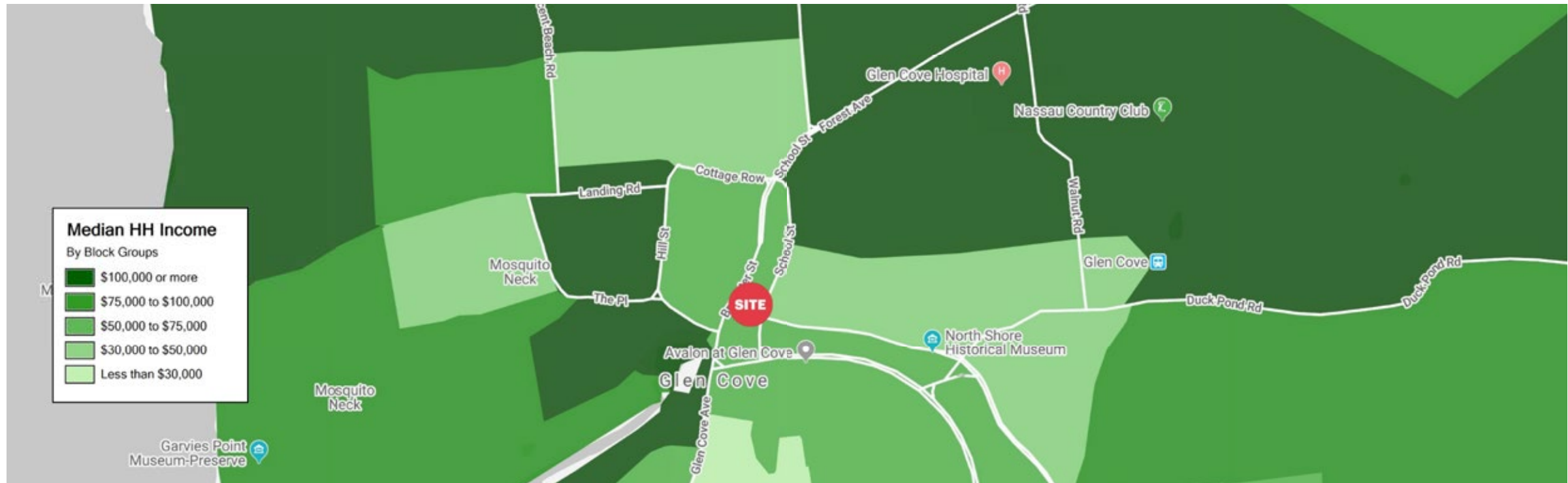
GARVIES
POINT

RESIDENTIAL STATISTICS

THE BEACON
Over 50% sold & climbing

HARBOR LANDING
Building H: Over 90% leased & occupied
Building I: Over 50% leased & occupied





1
mile radius

Population
19,037

Households
6,937

Avg HH Income
\$115,649

Med HH Income
\$82,222

Annual HH Income of \$100k+
2,684 - 38.7%

Daytime Population
15,106

3
mile radius

Population
48,759

Households
17,654

Avg HH Income
\$162,765

Med HH Income
\$110,998

Annual HH Income of \$100k+
8,860 - 50.2%

Daytime Population
35,154

5
mile radius

Population
107,311

Households
37,952

Avg HH Income
\$203,278

Med HH Income
\$132,581

Annual HH Income of \$100k+
21,499 - 56.7%

Daytime Population
97,564

VILLAGE SQUARE

GLEN COVE

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Contact our exclusive agents:

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About the developer: **RXR**

RXR Realty LLC ("RXR") is a New York-based, 500+ person, vertically integrated real estate operating and development company with expertise in a wide array of value creation activities, including ground up real estate development, uncovering value in underperforming properties, repurposing well-located iconic properties, incorporating cutting edge real estate technologies and value added lending. RXR's primary investment strategy is focused on New York City and the surrounding region. The RXR platform manages 76 commercial real estate properties and investments with an aggregate gross asset value of approximately \$20.1 billion, comprising approximately 26.0 million square feet of commercial properties, a multi-family residential portfolio of approximately 3,400 units under operation or development, and control of development rights for an additional approximately 2,900 multi-family and for sale units in the New York Metropolitan area as of March 31, 2020. Gross asset value compiled by RXR Realty in accordance with company fair value measurement policy and is comprised of capital invested by RXR and its partners, as well as leverage.