

827 FRANKLIN AVENUE | GARDEN CITY | NEW YORK

2,200 SF AVAILABLE - ADJACENT FREE MUNICIPAL LOT



PROPERTY DETAILS

- 2,200 SF Available
- Full Basement
- 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.

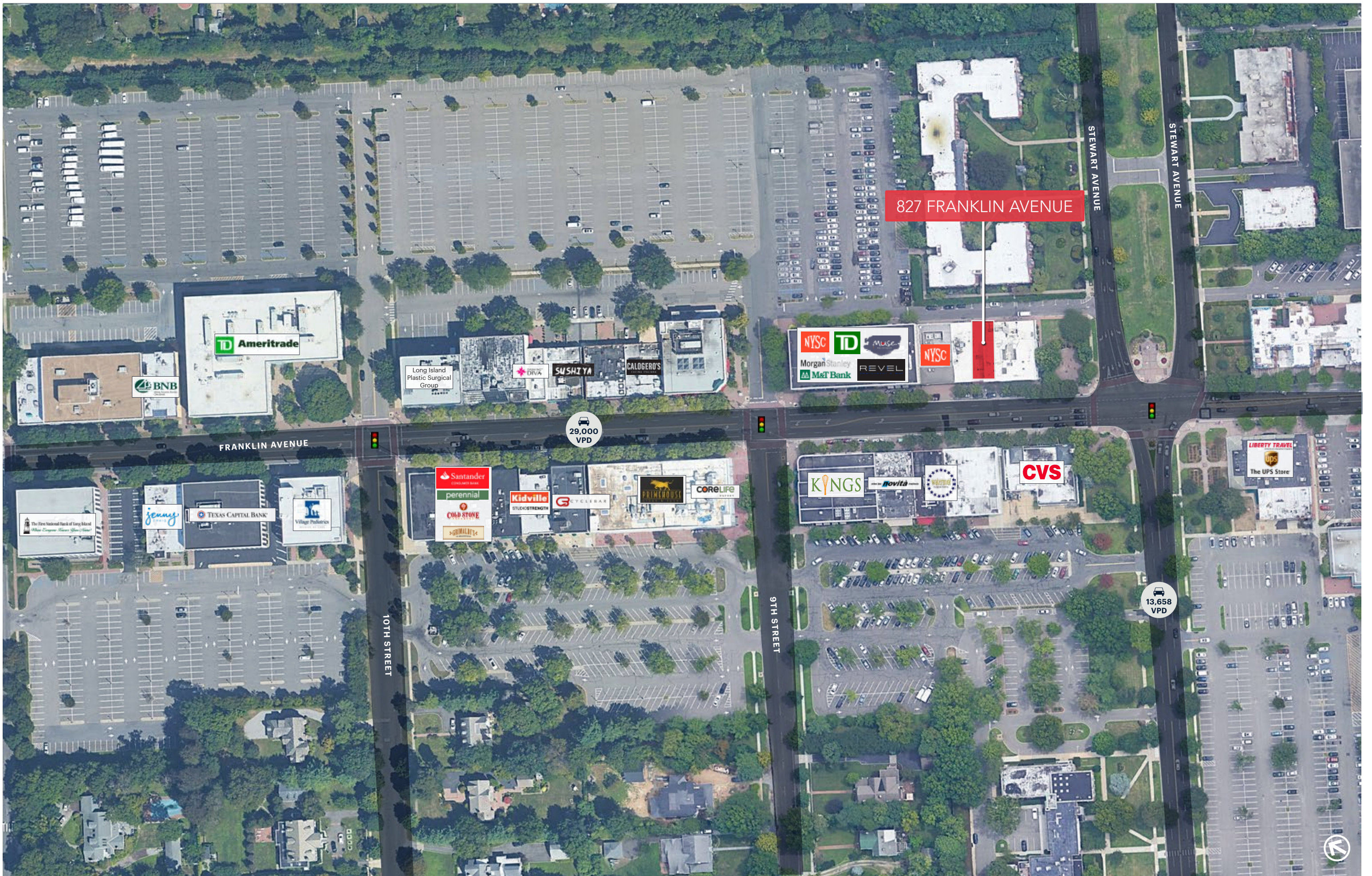
Running east-west, the well known Seventh Street boasts clothing boutiques, restaurants, and numerous health and wellness facilities.

- 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, 827 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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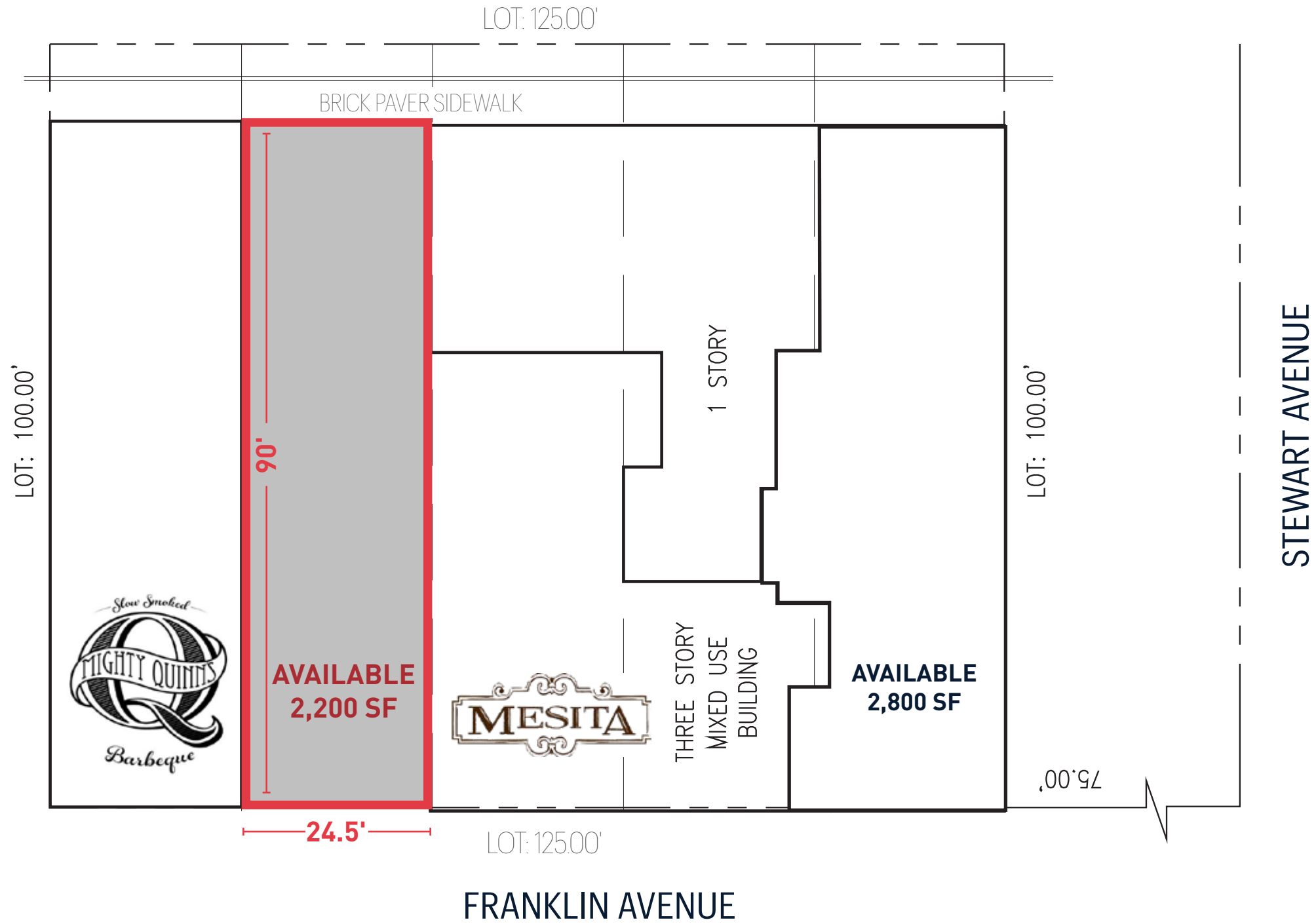
29,000 VPD

13,658 VPD

10TH STREET

9TH STREET

SITE PLAN



1 MILE RADIUS

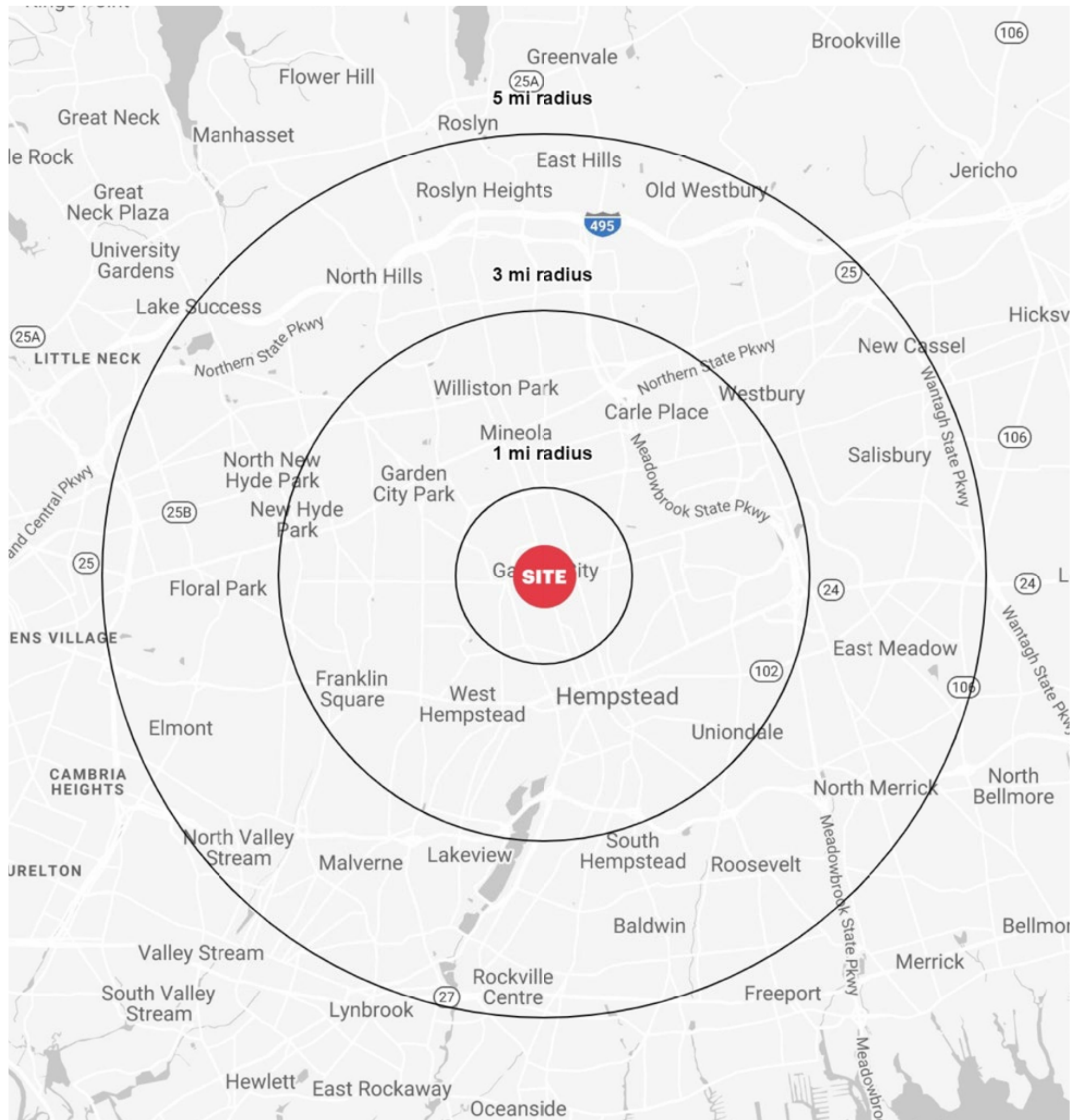
POPULATION	COLLEGE GRADUATES (Bachelor's +)
17,314	5,799 - 52.5%
HOUSEHOLDS	TOTAL BUSINESSES
5,638	2,064
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$182,498	19,568
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (w/ 16 yr +)
\$122,477	25,082

3 MILE RADIUS

POPULATION	COLLEGE GRADUATES (Bachelor's +)
213,849	57,609 - 39.6%
HOUSEHOLDS	TOTAL BUSINESSES
67,950	12,841
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$138,722	136,079
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (w/ 16 yr +)
\$105,865	202,292

5 MILE RADIUS

POPULATION	COLLEGE GRADUATES (Bachelor's +)
567,563	162,161 - 41.0%
HOUSEHOLDS	TOTAL BUSINESSES
182,839	26,485
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$139,278	279,521
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (w/ 16 yr +)
\$108,597	456,498



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CONTACT EXCLUSIVE AGENTS

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