

Stewart Plaza

650 Stewart Avenue | Garden City, NY 11530

Nassau County New York-Newark-Jersey City, NY-NJ 217,893 Sq Ft

40.7311, -73.6089



| Demographics | 1 Mile | 3 Miles | 5 Miles |
|--------------|-----------|-----------|-----------|
| Population | 13,013 | 202,308 | 532,399 |
| Daytime Pop. | 76,628 | 311,628 | 617,439 |
| Households | 3,805 | 61,683 | 162,997 |
| Income | \$232,524 | \$176,646 | \$197,131 |

Source: Synergos Technologies, Inc. 2024

Anchored by the most visited Floor & Décor in the state, Burlington Stores and top national tenants including Phenix Salon Suites, Massage Envy, European Wax Center and Goldfish Swim School

Surrounded by a dense population of 202,300+ with an average household income of \$176,600+ within 3 miles

Located adjacent to 2.4M Sq Ft Roosevelt Field, a super-regional mall anchored by Macy's, Bloomingdale's, Nordstrom, Neiman Marcus, JCPenney, Dick's Sporting Goods and Primark (Center XY 2025)

Close proximity to Hofstra University, Adelphi University and Nassau Community College with a combined enrollment of 31,900 students (NCES 2023) with a daytime population of 311,600+ within 3 miles

High visibility to 33,000 vehicles daily on Stewart Avenue with easy access to the Northern State and Meadowbrook State Parkways (Kalibrate 2021)



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Available Spaces

01B 10,000 Sq Ft

Current Tenants Space size listed in square feet

| | | |
|-----|--------------------------------------|--------|
| 01 | Burlington | 64,570 |
| 01A | Phenix Salon Suites | 14,772 |
| 02 | Floor & Decor | 74,794 |
| 03 | Great Wall | 695 |
| 4A | European Wax Center | 1,500 |
| 4B | Miracle-Ear | 800 |
| 05 | Young Chefs Academy | 1,615 |
| 06 | StretchLab | 1,414 |
| 07 | Empire Nutrition | 1,095 |
| 08 | Brooklyn Dumpling Shop | 1,312 |
| 09 | Massage Envy | 3,100 |
| 09A | Boba Baar | 900 |
| 10 | Pizza Supreme | 1,600 |
| 11 | Energy Fuel | 1,544 |
| 12 | Moe's Southwest Grill | 4,000 |
| 20 | Dollar Tree | 10,500 |
| 21 | Rainbow Shops | 5,000 |
| 22 | R Concept Nails & Spa | 2,000 |
| 23 | Vision World | 1,481 |
| 24 | Tiger Schulmann's Mixed Martial Arts | 2,617 |
| 25 | Goldfish Swim School | 7,084 |
| 26 | Buffalo Wild Wings | 5,500 |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.
1386

