



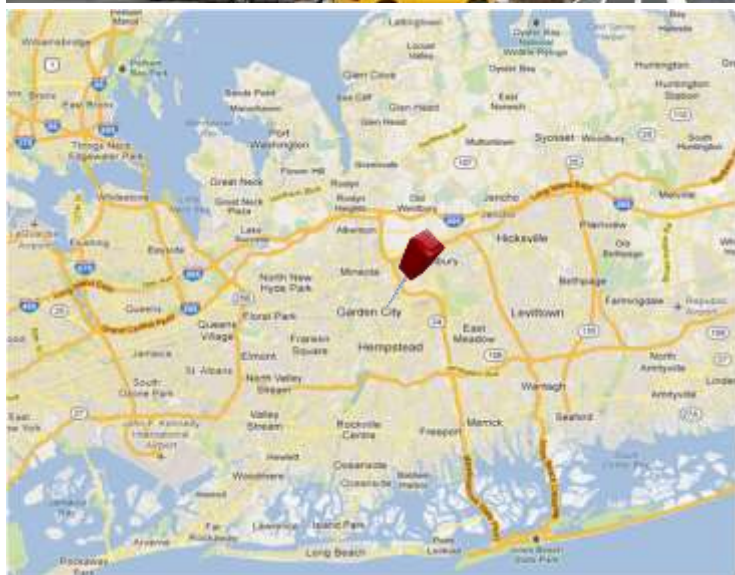
LANDMARK
www.landmark-realtor.com
REALTORS®

Call Gabor Karsai
516-359-8028

INSTANT OFFICES
FOR LEASE

585 Stewart Avenue
Garden City, NY 11530

WWW.LANDMARKBROCHURES.HOMESTEAD.COM



- **Instant Offices in a Class "A" Building with Great Presence**
- **Price: \$1,000-\$2,100/suite**
- **NO HIDDEN FEES**
- **Centrally Located next to the Roosevelt Field Mall**
- **Ample Parking**
- **1-4 person Offices Available**
- **Close to Major Highways**
- **Adjacent to public transportation**
- **Professional Management**
- **All new, redundant HVAC**

Information herein is believed correct but is not warranted. Prospective Tenant is strongly encouraged to verify the accuracy of all material information contained in this Brochure. This verification should include all information for Tenant's intended use of the property for any particular purpose. All information contained herein are representations from many sources including the owner. The broker has undertaken no independent investigation to verify the accuracy of the information provided.

Price includes:

- **Furniture**
- **Telephone**
- **WiFi**
- **Heating**
- **Air Conditioning**
- **Cleaning**
- **Kitchen Facilities**
- **Snacks**
- **Coffee and Tea**
- **Use of a Conference Room**
- **Access to a high speed Copier**
- **Common Area Charges**
- **All taxes and Building Insurance**
- **Front Desk Services**
- **Professional Management**

NO HIDDEN FEES



LANDMARK

www.landmark-realtor.com

REALTORS®

SPACES AVAILABLE

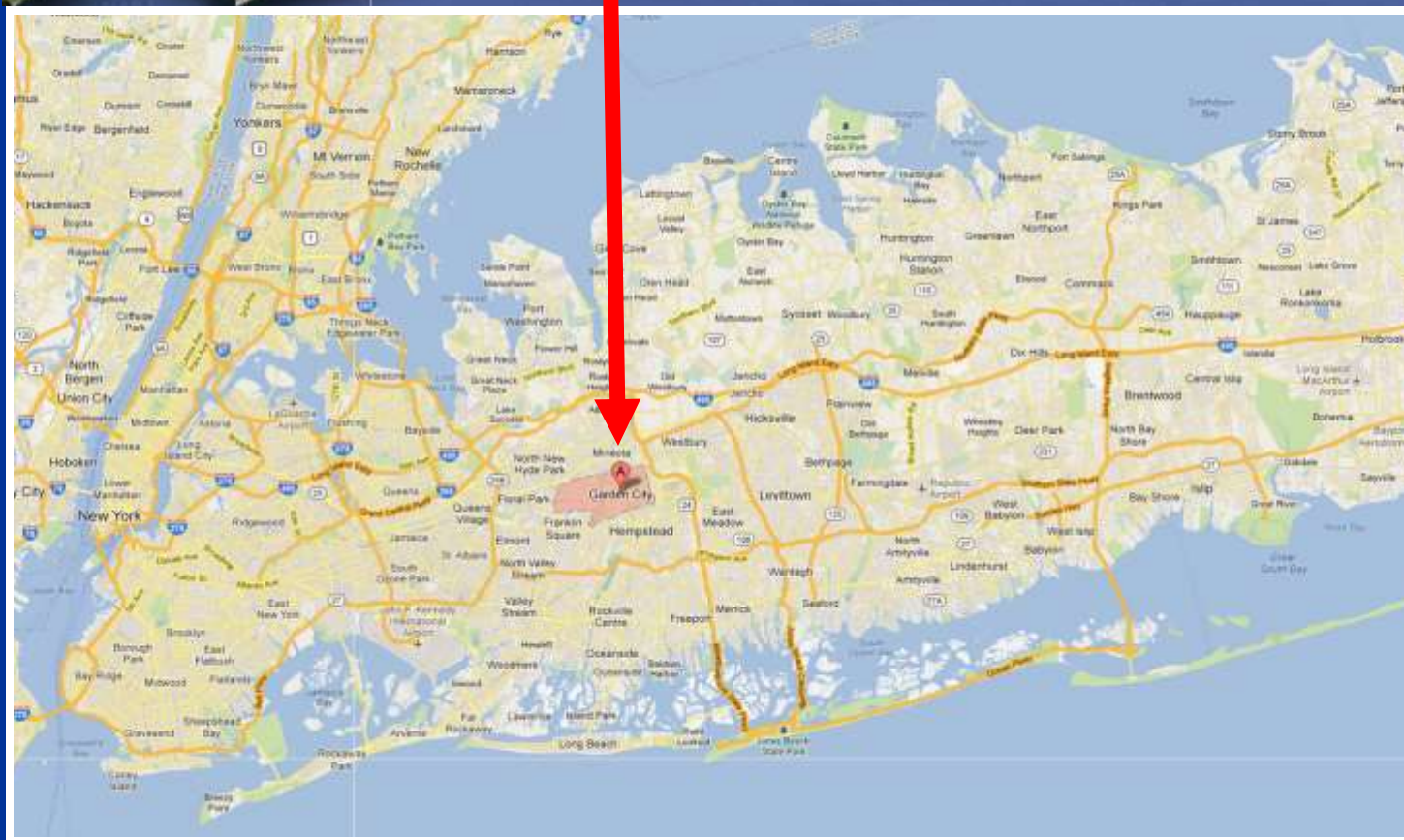
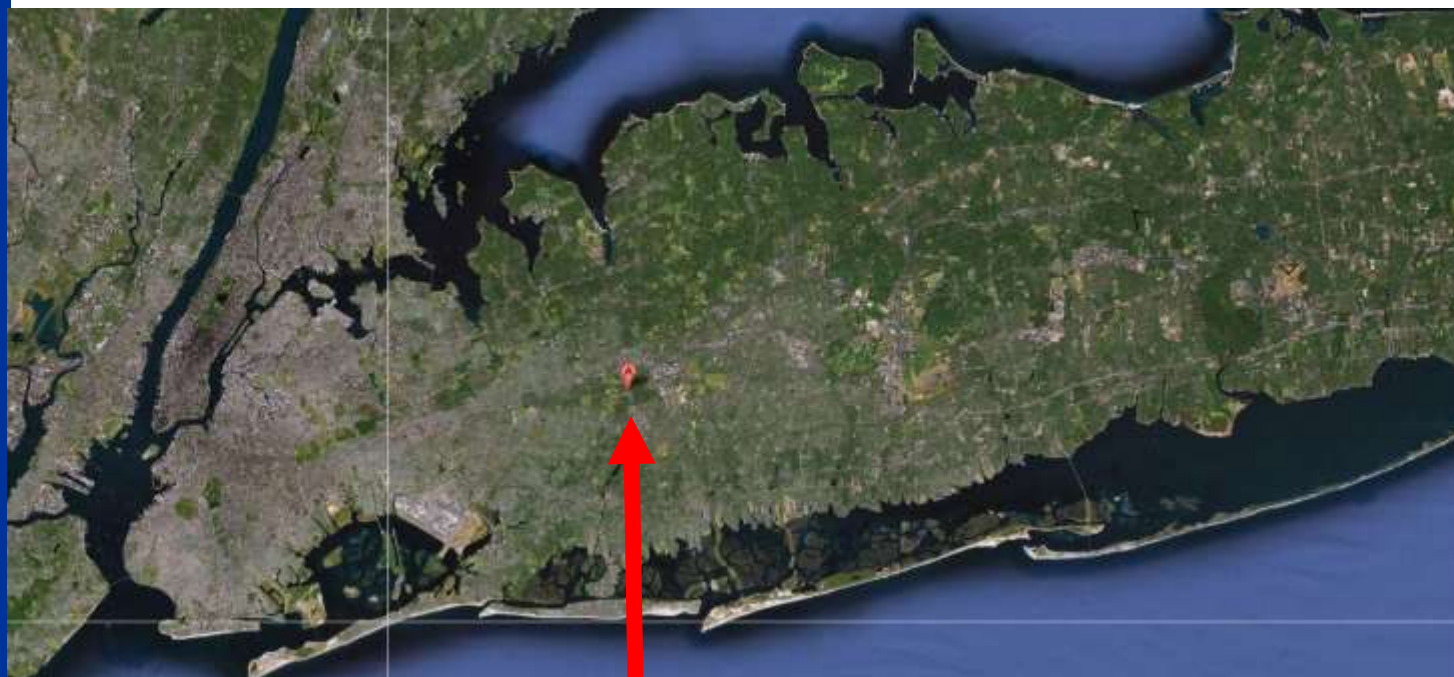




LANDMARK
www.landmark-realtor.com
REALTORS®

SATELLITE PHOTO & MAP

In The Center of Long Island





LANDMARK
www.landmark-realtor.com
REALTORS®

AERIAL VIEW





LANDMARK
www.landmark-realtor.com
REALTORS®

PHOTOGRAPHS





LANDMARK
www.landmark-realtor.com
REALTORS®

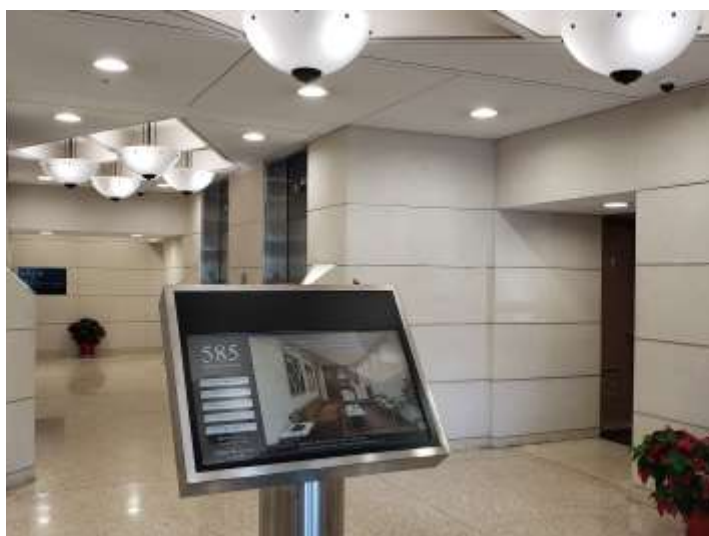
PHOTOGRAPHS





LANDMARK
www.landmark-realtor.com
REALTORS®

PHOTOGRAPHS





LANDMARK
www.landmark-realtor.com
REALTORS®

ZIP CODE MAP & INFO



— City boundary — Zip Code boundaries

Population in 2011: 22,396. Population change since 2000: +3.3%



Males: 10,614 (47.4%)
Females: 11,782 (52.6%)

Median resident age: 42.2 years
New York median age: 42.4 years

Zip codes: 11530, 11531, 11535, 11536, 11599.

Garden City Zip Code Map

Estimated median household income in 2009: \$135,790 (it was \$104,176 in 2000)

Garden City: \$135,790
New York: \$54,659

Estimated per capita income in 2009: \$59,821



LANDMARK

www.landmark-realtor.com

REALTORS®

TRANSPORTATION



Nassau Hub



Garden City

is a [village](#) in the town of [Hempstead](#) in central [Nassau County](#), [New York](#), in the [United States](#). It was founded by multi-millionaire [Alexander Turney Stewart](#) in 1869, and is located on [Long Island](#), to the east of [New York City](#), 18.5 miles (29.8 km) from midtown [Manhattan](#), and just south of the town of [North Hempstead](#). A very small section of the village is in North Hempstead.^[1]

As of the [2010 census](#), the population of the incorporated village was 22,371.^[2]

The Garden City name is also applied to unincorporated areas in the region such as [Garden City South](#), [Garden City Park](#) and [East Garden City](#). [Roosevelt Field](#), the [shopping center](#) built on the former airfield from which [Charles Lindbergh](#) took off on his landmark [1927 transatlantic flight](#), is located in East Garden City.

In 1869, the Irish-born, Scottish millionaire [Alexander Turney Stewart](#) bought a portion of the lightly populated [Hempstead Plains](#), and founded the village of Garden City. The village was created as an upscale community for those seeking respite from New York City. The main attraction of the community was the [Garden City Hotel](#), designed by the acclaimed firm of [McKim, Mead & White](#). Although the original structure, as well as that which replaced it at the end of the 19th century, were torn down many years ago, a hotel still stands on the original grounds, as do many nearby [Victorian](#) homes.

Stewart's wife, Cornelia, founded the [St. Paul's School](#) for boys, St. Mary's School for girls, a Bishop's Residence and the Gothic [Cathedral of the Incarnation](#), which is today the center of the [Episcopal Diocese of Long Island](#), as well as the final resting place of Alexander Turney Stewart and Cornelia Stewart. This elaborate memorial was completed in 1885. Mrs. Stewart died the following year. As of 2008, the Cathedral of the Incarnation is undergoing a multi-million-dollar renovation, which is scheduled for completion by 2012.^[citation needed]

Voters selected [Mineola](#) (in the town of North Hempstead) to be the county seat for the new county of Nassau in November 1898^[3] (before Mineola incorporated as a village in 1906 and set its boundaries), winning out over Hicksville and Hempstead.^[4] The Garden City Company (founded in 1893 by the heirs of [Alexander Turney Stewart](#))^[5] donated four acres of land for the county buildings just south of the Mineola train station and the present-day village of Mineola, in the town of Hempstead.^{[6][7]} The land and the buildings have a Mineola postal address, but are within the present-day village of Garden City,^[8] which did not incorporate, nor set its boundaries, until 1919. The early village did well due to its proximity to Hempstead, at that time the commercial center of Long Island. In time, thanks both to the railroad and automobiles, Garden City's population increased.

In 1910, [Doubleday, Page, and Co.](#), one of the most world's important publishers, moved its operations to Garden City, which include its own train station.^[9] The Doubleday company purchased much of the land on the west site of Franklin Avenue, and estate homes were built for many of its executives on Fourth Street. In 1916, company co-founder and Garden City resident [Walter Hines Page](#) was named [Ambassador to Great Britain](#).

In 1915, the village of Garden City merged with the village of Garden City Estates to its west.^[citation needed] It became an incorporated village in 1919. Garden City's growth promoted the development of many nearby towns, including [Stewart Manor](#), [Garden City Park](#), [Garden City South](#) and [East Garden City](#).

In the 1920s, the community continued to grow, with houses built in Garden City Estates as well as the eastern section of Garden City. This development included the Mott Section, developed by the heirs to the [Mott's apple juice](#) fortune, which was spurred by easy access to the now-defunct [Long Island Motor Parkway](#), as well as the establishment of the [Doubleday](#) publishing group's corporate headquarters. Doubleday's headquarters, known as Country Life Press, remained in Garden City until [Bertelsmann](#) took over the firm in the mid-1980s. The plant closed in 1988 and has since been converted to offices for [Bookspan](#), a media firm partly owned by Doubleday.

Housing construction slowed after the [1929 stock market crash](#). But in the 1930s, hundreds of houses were built to accommodate a population boom, though Garden City used a strict zoning code to preserve Stewart's vision. Alone in central Nassau, the village retained a sense of orderly development, true to its rigorously planned roots. [Mitchel Air Force Base](#), located on the far east side of Garden City, served as a [United States Air Force](#) base from 1918 through 1961. As of 2008, the U.S. military still retains a limited physical presence there, with the rest of the base occupied by housing, [Hofstra University](#), [Nassau Community College](#), the [Long Island Children's Museum](#), the [Nassau County Firefighters Museum and Education Center](#), a [Sony IMAX theater](#) and the [Cradle of Aviation Museum](#).

After World War II, following a trend of urban flight, ^[clarification needed] Garden City continued to grow. Post-war construction filled out the present borders of Garden City with many [split-level](#) and [ranch-style](#) homes, with construction occurring in the far eastern, northern and western sections of the town. The [Waldorf School](#) of Garden City was founded in 1947 (one of the first Waldorf schools in the United States), originally as a part of [Adelphi University](#). The village's current public high school was also constructed during this time.

In the 1970s, the old [Garden City Hotel](#) declared bankruptcy, and subsequently closed. The hotel was later demolished, and Garden City lost one of its grandest and most historical landmarks. A new Garden City Hotel was constructed on the previous site of the old Garden City Hotel. In 1978, 50 of the original structures collectively known as the [A. T. Stewart Era Buildings](#) were designated a national [historic district](#) and listed on the [National Register of Historic Places](#).^[10]

In 1989, the St. Paul's School also closed and in 1993 was purchased by the Village of Garden City. Recently, the village voted to designate St. Paul's and its property as "[park land](#)". St. Mary's School, the sister school of St. Paul's, was demolished in 2002. Since then, six large single family houses have been built on the property.

In the late 1990s and early 2000s, the village's downtown areas (New Hyde Park Road, Seventh Street and Franklin Avenue) benefited from a [renewal](#) campaign and new construction. [Bloomingdale's](#) has moved from Franklin Avenue to the [Roosevelt Field Mall](#). [Lord & Taylor](#) has a large freestanding location that opened in 1956 on Franklin Avenue, which is still there today. [Sears](#) now occupies the building that was once home to Bloomingdale's. Several luxury restaurants have also opened in recent years along this avenue.

In aviation history

See also: [Cradle of Aviation Museum](#), [Mitchel Air Force Base](#), [Charles Lindbergh](#)

In 1927, [Charles Lindbergh](#) departed on his famous solo transatlantic flight from [Roosevelt Field](#) in [East Garden City](#). Today, Roosevelt Field is one of the largest shopping malls in the world.

Geography

Garden City is located at [40°43'37"N 73°38'59"W](#) (40.726885, -73.649720),^[11] in central [Nassau County, New York](#).

According to the [United States Census Bureau](#), the village has a total area of 5.3 square miles (13.8 km²), all land. The village lost some territory between the 1990 census and the 2000 census.

Greater Garden City area

In addition to the Village of Garden City, the Garden City 11530 zip code includes another incorporated village, [Stewart Manor](#) and two unincorporated areas of the Town of Hempstead, [Garden City South](#) and [East Garden City](#).

Demographics

As of the [census^{\[13\]}](#) of 2010, 21,811 people lived in Garden City. The [population density](#) was 4,059.5 inhabitants per square mile (1,567.0/km²). The town included 7,555 housing units at an average density of 1,415.2 per square mile (546.3/km²). The racial makeup of the village was 88.1% [White](#), 1.2% [African American](#), 0.1% [Native American](#), 5.0% [Asian](#), 0.00% [Pacific Islander](#), 0.4% from [other races](#), and 0.8% from two or more races. [Hispanic](#) or [Latino](#) of any race were 6.0% of the population.

Garden City included 7,386 households out of which 36.1% had children under the age of 18 living with them, 69.8% were [married couples](#) living together, 7.5% had a female householder with no husband present, and 20.7% were non-families. 19.2% of all households were made up of individuals and 12.0% had someone living alone who was 65 years of age or older. The average household size was 2.83 and the average family size was 3.27.

In the village, the population was spread out with 26.5% under the age of 18, 4.7% from 20 to 24, 7.2% from 25 to 34, 42.6% over 45, 21.6% over 60 and 1.9% who were over the age of 85. The median age was 41 years. For every 100 females there were 90.5 males. For every 100 females age 18 and over, there were 84.1 males.

According to a 2007 estimate,^[14] the median income for a household in the village was \$142,788, and the median income for a family was \$164,486. The [per capita income](#) for the village was \$53,196. The average earnings for a full-time year round male is \$93,144 and for a full-time year around female the average earning is \$49,954. About 104 families and 476 individuals were below the [poverty line](#), including 2.3% of those under age 18 and 2.6% of those age 65 or over.

Transportation

There are five [Long Island Rail Road](#) (LIRR) train stations in the village. The stops on the LIRR Hempstead line are [Stewart Manor](#), [Nassau Boulevard](#), [Garden City](#) and [Country Life Press](#). There are additional stops on the LIRR Huntington Branch at [Merillon Avenue](#) and just over the Garden City border at [New Hyde Park](#) and [Mineola](#). Travel time to Manhattan ranges from 30 to 54 minutes, depending on the branch used.

Education

Garden City is served by its own school district. There are seven schools in the Garden City School District: three primary schools (Hemlock School, Homestead School and Locust School), two elementary schools (Stewart School and Stratford School), the Garden City Middle School (grades 6-8), and finally, the Garden City High School (grades 9-12). The primary schools function as a single unit, with three campuses spread across the village.



LANDMARK
www.landmark-realtor.com
REALTORS®

LOCAL DATA

Garden City, NY Livability Score

See More Reports ▼

What's the vibe in your city?

Garden City, NY

GO



Exceptionally Livable

- Garden City is ranked #29 in New York
- Garden City is ranked #421 in the USA

Known For:

- ✓ Lots of Local Amenities
- ✓ Stable Housing Market
- ✓ Low Crime Rates
- ✓ High Income per Capita



Score Comparisons



Put this widget on your website

powered by areavibes









Garden City, NY Livability Score Overview

See More Reports ▼

What's the vibe in your city?

Garden City, NY

GO

Category	Garden City	New York	National
 Livability Score	83/100	75/100	75/100
 Amenities	7.9/10	7.2/10	6.9/10
 Cost of Living	3.2/10	5.7/10	7.5/10
 Crime	9.2/10	8.5/10	7.7/10
 Education	7.6/10	6.8/10	6.6/10
 Employment	9/10	7.4/10	7/10
 Housing	9.5/10	7.8/10	7.1/10
 Weather	7.1/10	6.4/10	7/10

Put this widget on your website

powered by areavibes



LANDMARK

www.landmark-realtor.com

REALTORS®

LOCAL DATA

Garden City, NY Demographics

See More Reports ▼	What's the vibe in your city?		Garden City, NY	GO
Category	Garden City	New York	National	
Population	22,371	19,378,102	311,173,000	
Married (15yrs and older)	64.5%	58.0%	57.7%	
Race (White)	92.8%	89.3%	82.8%	
Race (African American)	1.5%	4.5%	8.4%	
Race (Asian)	3.2%	2.4%	1.9%	
Completed Bachelors Degree	61.8%	29.6%	22.8%	
Cost of Living Index	224	125	100	
Crime Index	1,627	2,326	3,190	
Air Quality Index	39	35	37	
Income Per Capita	\$65,147	\$34,481	\$25,804	
Median Household Income	\$139,956	\$71,524	\$52,328	
Median Home Value	\$835,400	\$329,682	\$200,419	
Median Rent	\$3,150	\$1,074	\$801	
Avg. One Way Commute	38 mins	29 mins	26 mins	

Put this widget on your website powered by areavibes

Garden City, NY Cost of Living Calculator

See More Reports ▼	What's the vibe in your city?		Garden City, NY	GO
Garden City, NY	vs	Enter a City	Compare	
Category	Garden City	New York	National	
Cost of living index	224	125	100	
Goods & Services index	144	110	100	
Groceries index	149	110	100	
Health care index	127	109	100	
Housing index	426	159	100	
Transportation index	128	108	100	
Utilities index	131	118	100	

If the cost of living data was unavailable for this city, estimates from nearby cities were used.

- The cost of living in Garden City, NY is **79.2%** greater than the New York average.
- The cost of living in Garden City, NY is **123.8%** greater than the national average.

Put this widget on your website powered by areavibes



LANDMARK
www.landmark-realtor.com
REALTORS®

DEMOGRAPHIC MAP



DEMOGRAPHIC DATA

<u>RADIUS</u>	<u>RES. POP.</u>	<u>HOUSEHOLDS</u>	<u>PER CAP. INC.</u>	<u>AVERAGE HH INC.</u>
1 MILE	12,767	3,206	\$44,241	\$ 150,951
3 MILES	187,352	57,759	\$34,173	\$ 110,353
5 MILES	507,612	161,578	\$36,975	\$ 117,558



LANDMARK
www.landmark-realtor.com
REALTORS®

DEMOGRAPHIC DATA

Population	1-mi.	3-mi.	5-mi.
2011 Male Population	6,177	91,758	247,694
2011 Female Population	6,585	95,594	259,918
% 2011 Male Population	48.40%	48.98%	48.80%
% 2011 Female Population	51.60%	51.02%	51.20%
2011 Total Adult Population	9,210	143,107	387,565
2011 Total Daytime Population	38,524	223,775	497,333
2011 Total Daytime Work Population	32,239	140,260	268,941
2011 Median Age Total Population	33	34	36
2011 Median Age Adult Population	42	42	44
2011 Age 0-5	1,267	15,611	40,130
2011 Age 6-13	1,591	18,677	51,765
2011 Age 14-17	692	9,956	28,152
2011 Age 18-20	441	8,824	22,012
2011 Age 21-24	660	12,719	30,072
2011 Age 25-29	771	15,294	36,340
2011 Age 30-34	1,092	13,450	34,374
2011 Age 35-39	985	12,528	34,598
2011 Age 40-44	1,009	13,054	36,611
2011 Age 45-49	871	13,284	37,969
2011 Age 50-54	817	12,174	35,374
2011 Age 55-59	659	10,514	30,437
2011 Age 60-64	550	8,401	24,692
2011 Age 65-69	430	6,219	18,418
2011 Age 70-74	305	5,173	15,071
2011 Age 75-79	254	4,545	12,883
2011 Age 80-84	193	3,658	10,096
2011 Age 85+	172	3,269	8,618
% 2011 Age 0-5	9.93%	8.33%	7.91%
% 2011 Age 6-13	12.47%	9.97%	10.20%
% 2011 Age 14-17	5.42%	5.31%	5.55%
% 2011 Age 18-20	3.46%	4.71%	4.34%
% 2011 Age 21-24	5.17%	6.79%	5.92%
% 2011 Age 25-29	6.04%	8.16%	7.16%
% 2011 Age 30-34	8.56%	7.18%	6.77%
% 2011 Age 35-39	7.72%	6.69%	6.82%
% 2011 Age 40-44	7.91%	6.97%	7.21%
% 2011 Age 45-49	6.83%	7.09%	7.48%
% 2011 Age 50-54	6.40%	6.50%	6.97%
% 2011 Age 55-59	5.16%	5.61%	6.00%



LANDMARK
www.landmark-realtor.com
REALTORS®

DEMOGRAPHIC DATA

% 2011 Age 50-54	6.40%	6.50%	6.97%
% 2011 Age 55-59	5.16%	5.61%	6.00%
% 2011 Age 60-64	4.31%	4.48%	4.86%
% 2011 Age 65-69	3.37%	3.32%	3.63%
% 2011 Age 70-74	2.39%	2.76%	2.97%
% 2011 Age 75-79	1.99%	2.43%	2.54%
% 2011 Age 80-84	1.51%	1.95%	1.99%
% 2011 Age 85+	1.35%	1.74%	1.70%
2011 White Population	9,843	103,156	314,243
2011 Black Population	1,621	42,168	87,253
2011 Asian/Hawaiian/Pacific Islander	537	11,512	48,875
2011 American Indian/Alaska Native	29	668	1,556
2011 Other Population (Incl 2+ Races)	732	29,848	55,685
2011 Hispanic Population	1,359	50,167	95,624
2011 Non-Hispanic Population	11,402	137,185	411,988
% 2011 White Population	77.13%	55.06%	61.91%
% 2011 Black Population	12.70%	22.51%	17.19%
% 2011 Asian/Hawaiian/Pacific Islander	4.21%	6.14%	9.63%
% 2011 American Indian/Alaska Native	0.23%	0.36%	0.31%
% 2011 Other Population (Incl 2+ Races)	5.74%	15.93%	10.97%
% 2011 Hispanic Population	10.65%	26.78%	18.84%
% 2011 Non-Hispanic Population	89.35%	73.22%	81.16%
2000 Non-Hispanic White	6,954	90,679	310,729
2000 Non-Hispanic Black	1,296	43,053	85,543
2000 Non-Hispanic Amer Indian/Alaska Native	n/a	160	560
2000 Non-Hispanic Asian	309	7,524	29,407
2000 Non-Hispanic Hawaiian/Pacific Islander	n/a	89	193
2000 Non-Hispanic Some Other Race	4	488	1,078
2000 Non-Hispanic Two or More Races	160	3,768	6,847
% 2000 Non-Hispanic White	79.72%	62.21%	71.21%
% 2000 Non-Hispanic Black	14.86%	29.54%	19.60%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.00%	0.11%	0.13%
% 2000 Non-Hispanic Asian	3.54%	5.16%	6.74%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.06%	0.04%
% 2000 Non-Hispanic Some Other Race	0.05%	0.33%	0.25%
% 2000 Non-Hispanic Two or More Races	1.83%	2.59%	2.03%
Population Change	1-mi.	3-mi.	5-mi.
Total Employees	n/a	n/a	n/a
Total Establishemnts	n/a	n/a	n/a
2011 Total Population	12,761	187,351	507,612



LANDMARK
www.landmark-realtor.com
REALTORS®

DEMOGRAPHIC DATA

Population Change	1-mi.	3-mi.	5-mi.
Total Employees	n/a	n/a	n/a
Total Establishemnts	n/a	n/a	n/a
2011 Total Population	12,761	187,351	507,612
2011 Total Households	3,740	58,017	159,656
Population Change 1990-2011	3,430	19,626	32,991
Household Change 1990-2011	617	3,897	6,044
% Population Change 1990-2011	36.76%	11.70%	6.95%
% Household Change 1990-2011	19.76%	7.20%	3.93%
Population Change 2000-2011	3,412	6,665	10,972
Household Change 2000-2011	598	1,638	1,267
% Population Change 2000-2011	36.50%	3.69%	2.21%
% Households Change 2000-2011	19.03%	2.91%	0.80%
Housing	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	3,206	57,759	161,578
2000 Occupied Housing Units	3,146	56,453	158,411
2000 Owner Occupied Housing Units	2,717	39,175	127,755
2000 Renter Occupied Housing Units	429	17,278	30,656
2000 Vacant Housing Units	59	1,307	3,167
% 2000 Occupied Housing Units	98.13%	97.74%	98.04%
% 2000 Owner Occupied Housing Units	84.77%	67.82%	79.07%
% 2000 Renter Occupied Housing Units	13.39%	29.91%	18.97%
% 2000 Vacant Housing Units	1.84%	2.26%	1.96%
Income	1-mi.	3-mi.	5-mi.
2011 Median Household Income	\$103,370	\$77,650	\$87,860
2011 Per Capita Income	\$44,241	\$34,173	\$36,975
2011 Average Household Income	\$150,951	\$110,353	\$117,558
2011 Household Income < \$10,000	83	3,005	5,436
2011 Household Income \$10,000-\$14,999	32	1,722	4,107
2011 Household Income \$15,000-\$19,999	94	1,813	4,091
2011 Household Income \$20,000-\$24,999	82	2,220	5,008
2011 Household Income \$25,000-\$29,999	35	1,748	4,336
2011 Household Income \$30,000-\$34,999	105	2,094	4,863
2011 Household Income \$35,000-\$39,999	51	2,392	5,269
2011 Household Income \$40,000-\$44,999	80	2,105	5,095
2011 Household Income \$45,000-\$49,999	50	1,918	4,677
2011 Household Income \$50,000-\$59,999	147	3,978	10,686
2011 Household Income \$60,000-\$74,999	375	5,186	14,587
2011 Household Income \$75,000-\$99,999	699	7,804	22,694



LANDMARK
www.landmark-realtor.com
REALTORS®

DEMOGRAPHIC DATA

2011 Household Income \$75,000-\$99,999	699	7,804	22,694
2011 Household Income \$100,000-\$124,999	267	6,217	19,260
2011 Household Income \$125,000-\$149,999	373	4,596	13,770
2011 Household Income \$150,000-\$199,999	584	5,337	17,037
2011 Household Income \$200,000-\$249,999	291	2,812	8,241
2011 Household Income \$250,000-\$499,999	229	2,101	7,399
2011 Household Income \$500,000+	161	969	3,103
2011 Household Income \$200,000+	682	5,883	18,742
% 2011 Household Income < \$10,000	2.22%	5.18%	3.40%
% 2011 Household Income \$10,000-\$14,999	0.86%	2.97%	2.57%
% 2011 Household Income \$15,000-\$19,999	2.51%	3.12%	2.56%
% 2011 Household Income \$20,000-\$24,999	2.19%	3.83%	3.14%
% 2011 Household Income \$25,000-\$29,999	0.94%	3.01%	2.72%
% 2011 Household Income \$30,000-\$34,999	2.81%	3.61%	3.05%
% 2011 Household Income \$35,000-\$39,999	1.36%	4.12%	3.30%
% 2011 Household Income \$40,000-\$44,999	2.14%	3.63%	3.19%
% 2011 Household Income \$45,000-\$49,999	1.34%	3.31%	2.93%
% 2011 Household Income \$50,000-\$59,999	3.93%	6.86%	6.69%
% 2011 Household Income \$60,000-\$74,999	10.03%	8.94%	9.14%
% 2011 Household Income \$75,000-\$99,999	18.70%	13.45%	14.21%
% 2011 Household Income \$100,000-\$124,999	7.14%	10.72%	12.06%
% 2011 Household Income \$125,000-\$149,999	9.98%	7.92%	8.62%
% 2011 Household Income \$150,000-\$199,999	15.62%	9.20%	10.67%
% 2011 Household Income \$200,000-\$249,999	7.78%	4.85%	5.16%
% 2011 Household Income \$250,000-\$499,999	6.13%	3.62%	4.63%
% 2011 Household Income \$500,000+	4.31%	1.67%	1.94%
% 2011 Household Income \$200,000+	18.25%	10.14%	11.74%

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2011 Children/Infants Clothing Stores	\$2,811,209	\$33,736,082	\$99,184,317
2011 Jewelry Stores	\$1,854,663	\$23,782,963	\$69,345,991
2011 Mens Clothing Stores	\$3,906,952	\$48,079,863	\$140,288,464
2011 Shoe Stores	\$3,939,603	\$46,362,241	\$136,046,439
2011 Womens Clothing Stores	\$6,415,391	\$81,074,026	\$234,325,266
2011 Automobile Dealers	\$41,478,115	\$538,141,565	\$1,550,314,045
2011 Automotive Parts/Acc/Repair Stores	\$5,501,730	\$69,262,273	\$201,074,180
2011 Other Motor Vehicle Dealers	\$1,877,432	\$22,382,743	\$65,583,582
2011 Tire Dealers	\$1,393,211	\$18,244,078	\$52,805,186
2011 Hardware Stores	\$2,042,932	\$17,485,445	\$54,395,882
2011 Home Centers	\$5,535,756	\$61,341,701	\$179,238,204
2011 Nursery/Garden Centers	\$1,465,551	\$19,217,544	\$55,694,712



LANDMARK
www.landmark-realtor.com
REALTORS®

DEMOGRAPHIC DATA

2011 Mens Clothing Stores	\$3,906,952	\$48,079,863	\$140,288,464
2011 Shoe Stores	\$3,939,603	\$46,362,241	\$136,046,439
2011 Womens Clothing Stores	\$6,415,391	\$81,074,026	\$234,325,266
2011 Automobile Dealers	\$41,478,115	\$538,141,565	\$1,550,314,045
2011 Automotive Parts/Acc/Repair Stores	\$5,501,730	\$69,262,273	\$201,074,180
2011 Other Motor Vehicle Dealers	\$1,877,432	\$22,382,743	\$65,583,582
2011 Tire Dealers	\$1,393,211	\$18,244,078	\$52,805,186
2011 Hardware Stores	\$2,042,932	\$17,485,445	\$54,395,882
2011 Home Centers	\$5,535,756	\$61,341,701	\$179,238,204
2011 Nursery/Garden Centers	\$1,465,551	\$19,217,544	\$55,694,712
2011 Outdoor Power Equipment Stores	\$376,513	\$5,527,231	\$15,395,443
2011 Paint/Wallpaper Stores	\$161,439	\$2,026,192	\$5,780,799
2011 Appliance/TV/Other Electronics Stores	\$4,466,813	\$55,343,993	\$161,699,534
2011 Camera/Photographic Supplies Stores	\$751,914	\$9,077,457	\$26,473,694
2011 Computer/Software Stores	\$2,072,233	\$26,003,112	\$75,059,695
2011 Beer/Wine/Liquor Stores	\$3,112,016	\$36,807,254	\$108,328,134
2011 Convenience/Specialty Food Stores	\$8,251,627	\$81,847,049	\$224,920,374
2011 Restaurant Expenditures	\$44,488,823	\$426,524,082	\$1,256,871,138
2011 Supermarkets/Other Grocery excl Conv	\$32,366,418	\$392,144,062	\$1,142,022,625
2011 Furniture Stores	\$4,399,588	\$55,044,513	\$159,915,843
2011 Home Furnishings Stores	\$3,361,760	\$39,069,824	\$115,408,491
2011 Gen Merch/Appliance/Furniture Stores	\$40,285,209	\$496,309,456	\$1,444,887,002
2011 Gasoline Stations w/ Convenience Stores	\$30,002,962	\$339,816,125	\$979,783,245
2011 Other Gasoline Stations	\$21,751,337	\$257,969,080	\$754,862,882
2011 Department Stores excl Leased Depts	\$44,752,021	\$551,653,440	\$1,606,586,531
2011 General Merchandise Stores	\$35,885,620	\$441,264,932	\$1,284,971,150
2011 Other Health/Personal Care Stores	\$2,709,747	\$34,725,266	\$100,085,735
2011 Pharmacies/Drug Stores	\$15,123,190	\$185,793,130	\$539,729,049
2011 Pet/Pet Supplies Stores	\$2,230,089	\$26,855,267	\$77,968,369
2011 Book/Periodical/Music Stores	\$547,399	\$7,880,921	\$22,174,602
2011 Hobby/Toy/Game Stores	\$414,527	\$6,573,653	\$17,032,049
2011 Musical Instrument/Supplies Stores	\$383,891	\$4,904,871	\$14,195,559
2011 Sewing/Needlework/Piece Goods Stores	\$150,901	\$1,759,695	\$5,129,863
2011 Sporting Goods Stores	\$3,856,639	\$41,111,004	\$125,010,514
2011 Video Tape Stores - Retail	\$360,538	\$4,487,225	\$13,057,958

BROKER PROFILE

Gabor Karsai

Broker / Owner
Landmark Realtors, Inc.



Email: Karsai@aol.com

Web: www.Landmark-Realtor.com

Serving: Long Island, Brooklyn and Queens

Specialties: Investment and Industrial Properties, Office Buildings

Profile:

Gabor has 20 years experience in brokering Real Estate transactions and he is licensed in New York and Florida.

Gabor is the immediate past Vice President of the Long Island Commercial Network (LICN) the commercial division of the Long Island Board of Realtors, where he was named Commercial Realtor of the Year.

Memberships:

Long Island Commercial Network (LICN)

Member of the New York State Commercial Association of Realtors (NYSCAR)

National Association of Realtors (NAR),

Long Island Board of Realtors (LIBOR)

Mid-Florida MLS.

Associations:

Gabor is the Past President of the Glen Cove Chamber of Commerce.

He is the Charter President of the Gold Coast Business Network .

He is Past District Governor of Brooklyn, Queens
and Nassau Counties for Rotary International.

CONTACT INFO



Disclaimer: Information contained herein is believed to be correct, but it is not warranted. Prospective purchaser is strongly encouraged to verify all information independently. This verification should include all information for purchaser's intended use of the property for any particular purpose. All information contained herein are representations from many sources, including the seller/owner. The Broker has undertaken no independent investigation to verify the information provided.