

# Stewart Plaza

Nassau County

New York-Newark-Jersey City, NY-NJ

217,893 Sq Ft

650 Stewart Avenue | Garden City, NY 11530

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, Goldfish Swim School and Stretch Lab

Surrounded by a dense population of 201,100+ with an average household income of \$158,600+ 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 2024)

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 303,600+ within 3 miles

High visibility to 39,000 vehicles daily on Stewart Avenue with easy access to the Northern State and Meadowbrook State Parkways (Kalibrate 2019)



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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
04A	European Wax Center	1,500
04B	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.

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