

# 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 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)



# 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



## 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

