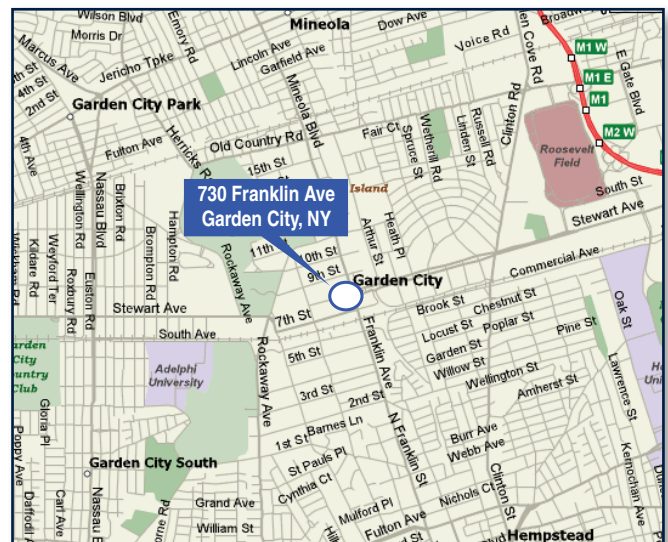




730 FRANKLIN AVENUE | GARDEN CITY, NEW YORK

PROPERTY OVERVIEW

- Around the corner from Starbucks
- Located on Franklin Avenue, between Stewart Avenue and Seventh Street in Garden City
- The GLA is 24,000 sf ±
- Community Center
- The center includes parking for 520 cars
- Located just west of the Roosevelt Field Regional SC
- These stores have excellent visibility and access to one of the wealthiest communities in the United States



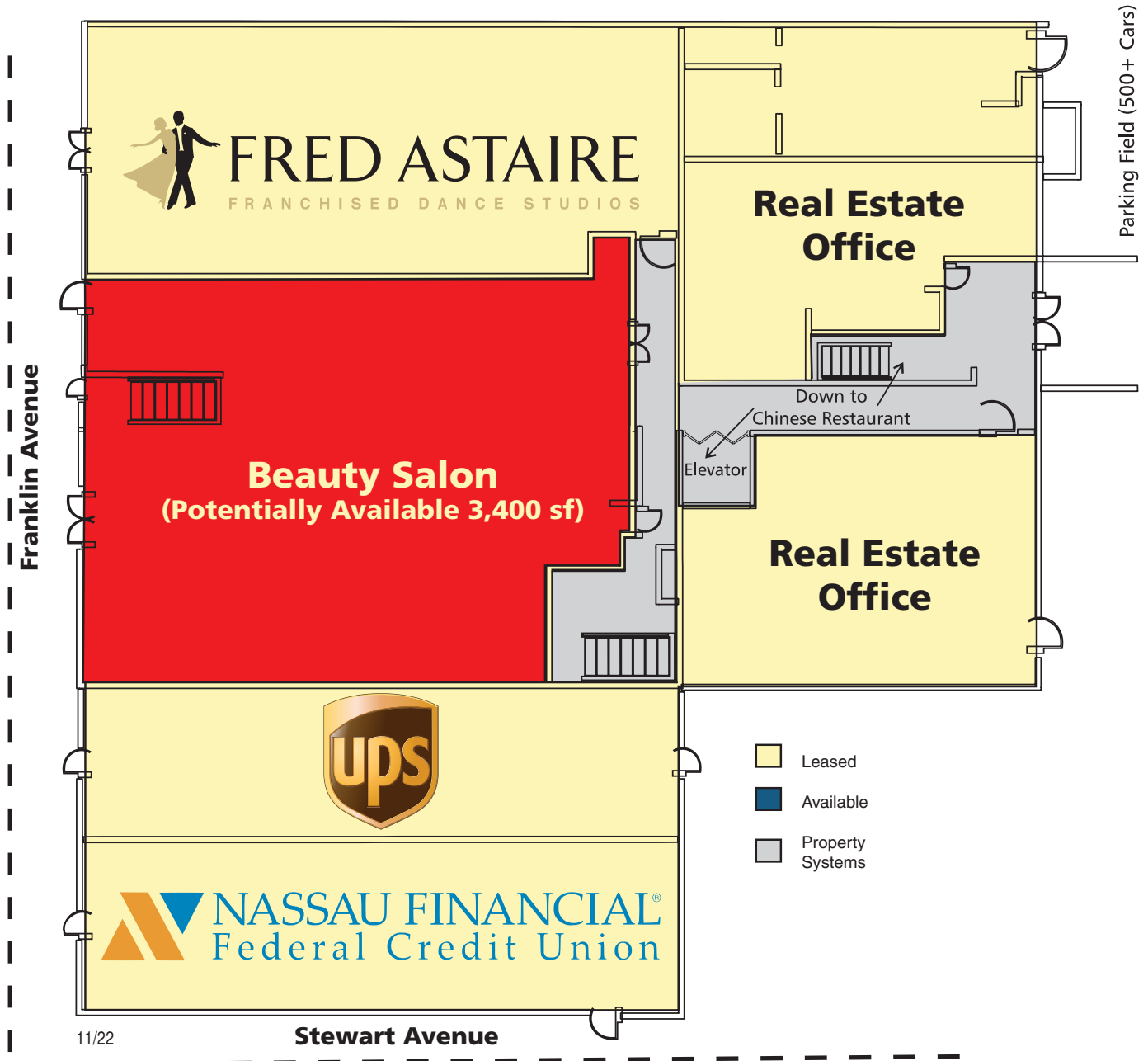
DEMOGRAPHIC INFORMATION

	1 Mile	3 Miles	5 Miles
■ Population	16,425	213,307	565,198
■ Avg. HH Inc.	\$197,840	\$138,759	\$139,481
■ Total HH	5,374	67,811	181,949
■ Average HH Size	2.8	3.0	3.0

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First Floor



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All areas and dimensions are approximate. This plan is intended for identification purposes only and is not to be deemed a representation by Landlord as to the accuracy or square footage.