



ARDEN

GARVIES POINT

GLEN COVE, NEW YORK

2,400 SF of Brand New Retail Currently Under Construction Within an Established 606-Unit Residential Community



RIPCO
REAL ESTATE

OWNED & DEVELOPED BY
RXR



About the Project



Garvies Point is a 56-acre, mixed-use waterfront community along the shores of Hempstead Harbor in Glen Cove, Long Island — just 30 miles from midtown Manhattan. Developed by RXR Realty in partnership with the City of Glen Cove, this \$1.1 billion transformation of a former industrial site features more than 6,000 new residences, and 28 acres of open space, parks, and waterfront promenades. The development is comprised of:

- Harbor Landing – 385 luxury market rate rentals
- The Arden – 101 luxury market rate rentals (currently under construction)
- The Beacon at Garvies Point – 166 luxury condominium units
- The Green at Garvies Point – 55 workforce rentals
- 2,381 parking spaces, including over 450 designated for public use
- 1.1 miles of waterfront esplanade
- Restaurants & Cafés with outdoor seating, including Garvies Point Brewery & Restaurant and Glen Cove Gourmet Deli & Bagels
- 5.4 miles of walkways and connecting trails to Garvies Point Preserve and Pratt Park
- Bike Path
- Dog Park
- Children’s Playgrounds
- Ecology Pier
- Public Restrooms
- Two Marinas with boat slips
- Boat Launch
- Kayak & Stand-Up Paddleboard Launches
- Beach & Boardwalk with prime Sunset views
- Recreational parks and great lawn space
- Waterfront fixed seating



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LEGEND YACHT & BEACH CLUB

ROBERT M. FINLEY MIDDLE SCHOOL

GLEN COVE HIGH SCHOOL

EUGENE GRIBBIN ELEMENTARY SCHOOL

MTA LOCUST VALLEY

NASSAU COUNTRY CLUB

FRIENDS ACADEMY

LANDING ELEMENTARY SCHOOL

VILLAGE SQUARE
1,565 SF AVAILABLE

MTA GLEN COVE

GLEN COVE

MTA GLEN STREET

COLES SCHOOL

CONNOLLY SCHOOL

HEMPSTEAD HARBOR CLUB

JOHN MACCARONE
BASEBALL FIELDS

GLEN COVE MARINA

SEA CLIFF YACHT CLUB

MTA SEA CLIFF

VOLVO

ST. HYANCINTH SCHOOL

GLEN HEAD COUNTRY CLUB

CEDAR BROOK GOLF & TENNIS CLUB

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2,400 SF (DIVISIBLE), 600+ RESIDENCES

Hempstead Bay

SEA CLIFF

GLEN COVE AVENUE

SCHOOL STREET

GLEN STREET

PRATT STREET

CEDAR SWAMP ROAD

FOREST AVENUE





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GARVIES POINT

Exceptional Market



5
mile radius

Population	112,441	Bachelor's Degree or Higher
Households	39,300	41.9%
Avg HH Income	\$250,384	Annual HH Income of \$100k+
Med HH Income	\$154,821	25,909 - 23.3%
		Daytime Population
		109,722

15
minute drive time

Population	68,083	Bachelor's Degree or Higher
Households	23,829	38.1%
Avg HH Income	\$226,194	Annual HH Income of \$100k+
Med HH Income	\$138,757	14,994 - 24.1%
		Daytime Population
		64,655



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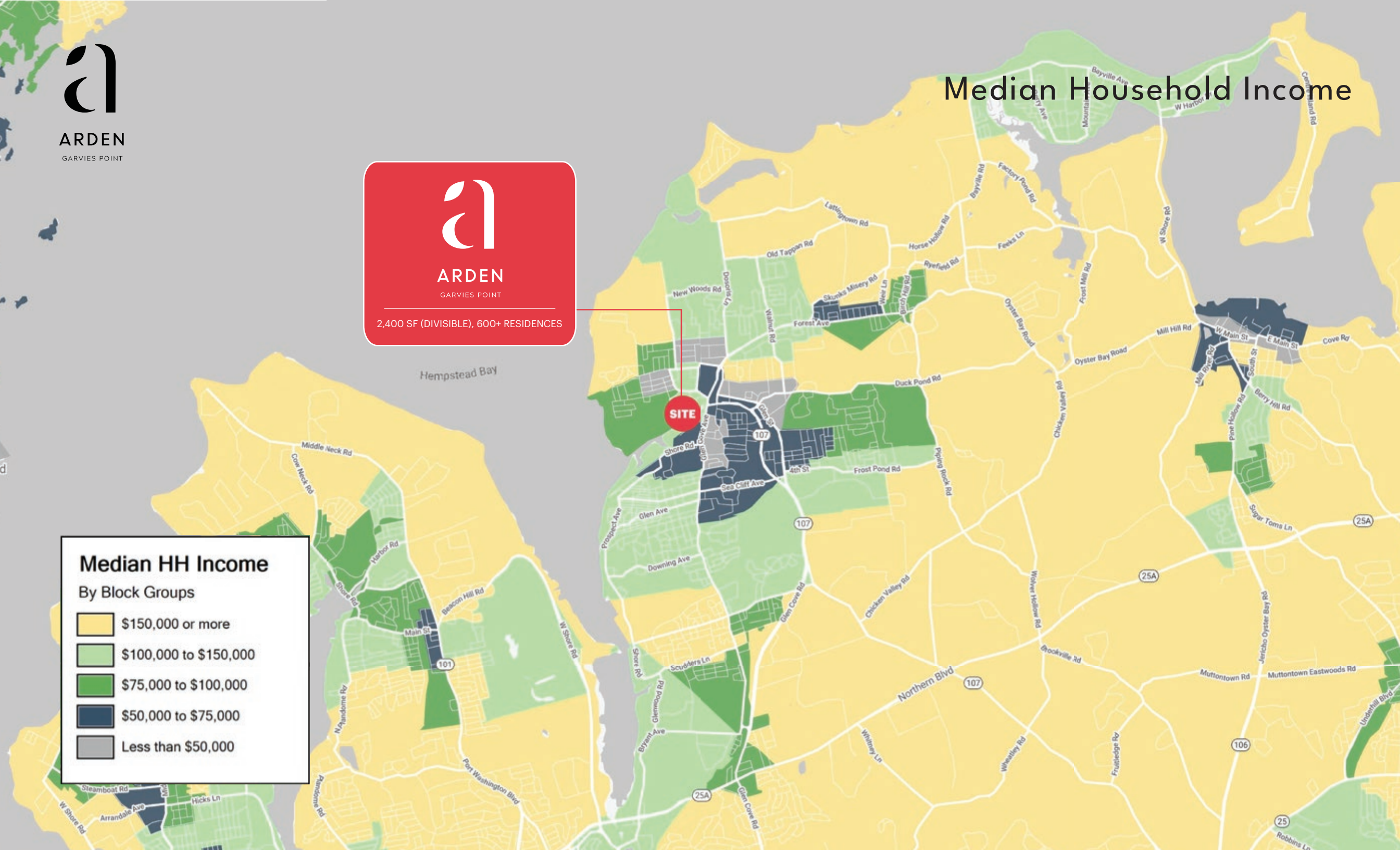
2,400 SF (DIVISIBLE), 600+ RESIDENCES

Median Household Income

Median HH Income

By Block Groups

	\$150,000 or more
	\$100,000 to \$150,000
	\$75,000 to \$100,000
	\$50,000 to \$75,000
	Less than \$50,000





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ABOUT THE DEVELOPER
RXR

RXR Realty LLC ("RXR") is one of the largest owners, managers, and developers in the New York Tri-State area. The RXR platform manages 72 commercial real estate properties and investments with an aggregate gross asset value of approximately \$17.7 billion, comprising approximately 23.1 million square feet of commercial operating properties and approximately 6,300 multi-family and for sale units in various stages of development in the New York Metropolitan area.