

VILLAGE SQUARE

GLEN COVE

New Mixed Use Development in the Heart of Downtown Glen Cove



-Artist Rendering-

RIPCO
REAL ESTATE

100% Occupied | 146 Luxury Apartments | Retail Space Available - 1,565 SF
Abundant convenient parking at adjacent municipal garage and on street

Access to and from Ground Level
Former Smoothie Café Available





VILLAGE SQUARE
GLEN COVE

ABOFF'S PAINTS **P** **PARKING GARAGE**
553 SPACES

P **PARKING GARAGE**
520 SPACES

POLICE DEPARTMENT

Fairfield PROPERTIES
111 UNITS / 4 STORIES

Fairfield PROPERTIES
367 UNITS / 4 STORIES

P +/- 104 SPACES

Staples

lo fangio AMERICAN CAFE

MATHNASIUM ASIAN FUSION

edible

Starbucks

AMC

DUNKIN' BR

10,000 VPD

GCF GLEN COVE FITNESS

T-Mobile

LONDON JEWELERS

Wild Ginger

SAFAVIEH HOME FURNISHINGS

23,410 VPD

WINEBASKET

PIZZA

CITY HALL

NOBLE SAVAGE

STUDIO 12 DELI

metro

7,000 VPD

Northwell Health

DOWNTOWN CAFE

PARADISE BAKERY

TOKYO SUSHI

ACADEMY OF FINE ART

GLEN FLOORS

M

HENRY'S

PRATT ST

21,000 VPD

HERB HILL RD

LIBRARY

UNITED STATES POSTAL SERVICE

Shell

citibank

FIRE DEPARTMENT

Mobil

CHARLES ST

RIPCO REAL ESTATE



GLEN COVE HIGH SCHOOL

EUGENE GRIBBIN ELEMENTARY SCHOOL

Walgreens

Brinkmann's

STOP&SHOP

FOREST AVENUE

MTA LOCUST VALLEY

LEGEND YACHT & BEACH CLUB

ROBERT M. FINLEY MIDDLE SCHOOL

CVS pharmacy

Staples

Advance Auto Parts

NASSAU COUNTRY CLUB

PET SMART

SUNRISE SENIOR LIVING

AMC

Starbucks

VILLAGE SQUARE
1,565 SF AVAILABLE

Fairfield REALTY

MTA GLEN COVE

GLEN COVE

FRIENDS ACADEMY

LANDING ELEMENTARY SCHOOL

SCHOOL STREET

GLEN STREET

CVS pharmacy

Panera BREAD

Fairfield REALTY

MTA GLEN STREET

GARVIES POINT

FERRY TERMINAL

MTA GLEN STREET

HEMPSTEAD HARBOR CLUB

JOHN MACCARONE BASEBALL FIELDS

COLES SCHOOL

CONNOLLY SCHOOL

GARVIES POINT
1,000+ FUTURE RESIDENCES
75% COMPLETE

GLEN COVE MARINA

LEXUS

LAND-ROVER

SEA CLIFF YACHT CLUB

MTA SEA CLIFF

VOLVO

GLEN COVE AVENUE

PRATT STREET

CEDAR SWAMP ROAD

SEA CLIFF

ST. HYANCINTH SCHOOL

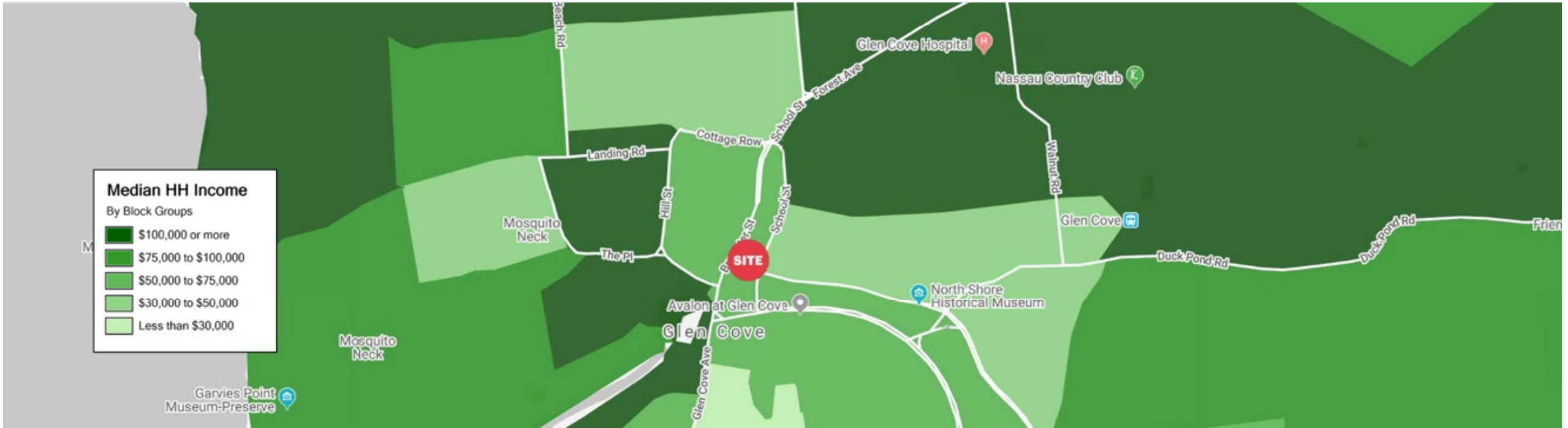
GLEN HEAD COUNTRY CLUB

CEDAR BROOK GOLF & TENNIS CLUB

Hempstead Bay



RIPCO
REAL ESTATE



1
mile
radius

Population
21,985
Households
8,076
Avg HH Income
\$136,355
Med HH Income
\$90,095
Annual HH Income of \$100k+
3,747 - 21.1%
Daytime Population
20,162

3
mile
radius

Population
50,951
Households
18,398
Avg HH Income
\$192,600
Med HH Income
\$121,591
Annual HH Income of \$100k+
10,708 - 24.5%
Daytime Population
45,948

5
mile
radius

Population
107,254
Households
37,694
Avg HH Income
\$241,749
Med HH Income
\$150,199
Annual HH Income of \$100k+
24,479 - 23.1%
Daytime Population
103,545

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GLEN COVE

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RIPCO
REAL ESTATE

About the developer:



Headquartered in New York with a national platform strategy, RXR Realty LLC (“RXR”) is a 500+ person, vertically integrated real estate operating and development company with expertise in a wide array of value creation activities, including ground up real estate development, uncovering value in underperforming properties, repurposing well-located iconic properties, incorporating cutting edge real estate technologies and value-added lending. The RXR platform manages 80 commercial real estate properties and investments with an aggregate gross asset value of \$21.8 billion, comprising approximately 29.5 million square feet of commercial properties, a multi-family residential portfolio of approximately 6,000 units under operation or development, and control of development rights for an additional approximately 2,900 multi-family and for sale units in the New York Metropolitan area as of September 30, 2021 adjusted for transactions that occurred through November 1, 2021. Gross asset value compiled by RXR Realty in accordance with company fair value measurement policy and is comprised of capital invested by RXR and its partners, as well as leverage. For more information please visit: www.rxrrealty.com