

GARDINER MANOR

838 Sunrise Highway | Bay Shore, NY 11706



Gardiner Manor

MSA: New York/Northern New Jersey | GLA: 214,409

Grocery-anchored community shopping center located in the hamlet of Bay Shore, NY. The center has excellent visibility from Sunrise Highway, Long Island's primary east/west artery connecting New York's outer boroughs to The Hamptons. Gardiner Manor Mall is supported by an affluent customer base and is just minutes from South Bay.



3 MILE DEMOGRAPHICS



POPULATION
113,789



% POP. GROWTH
(ANNUAL)
0.1%



AVG. HH INCOME
\$168,696



MED. HH INCOME
\$143,190



HOUSEHOLDS
36,611



BACH. DEGREE+
35.8%

**2025 Demographic Source (PopStats)*

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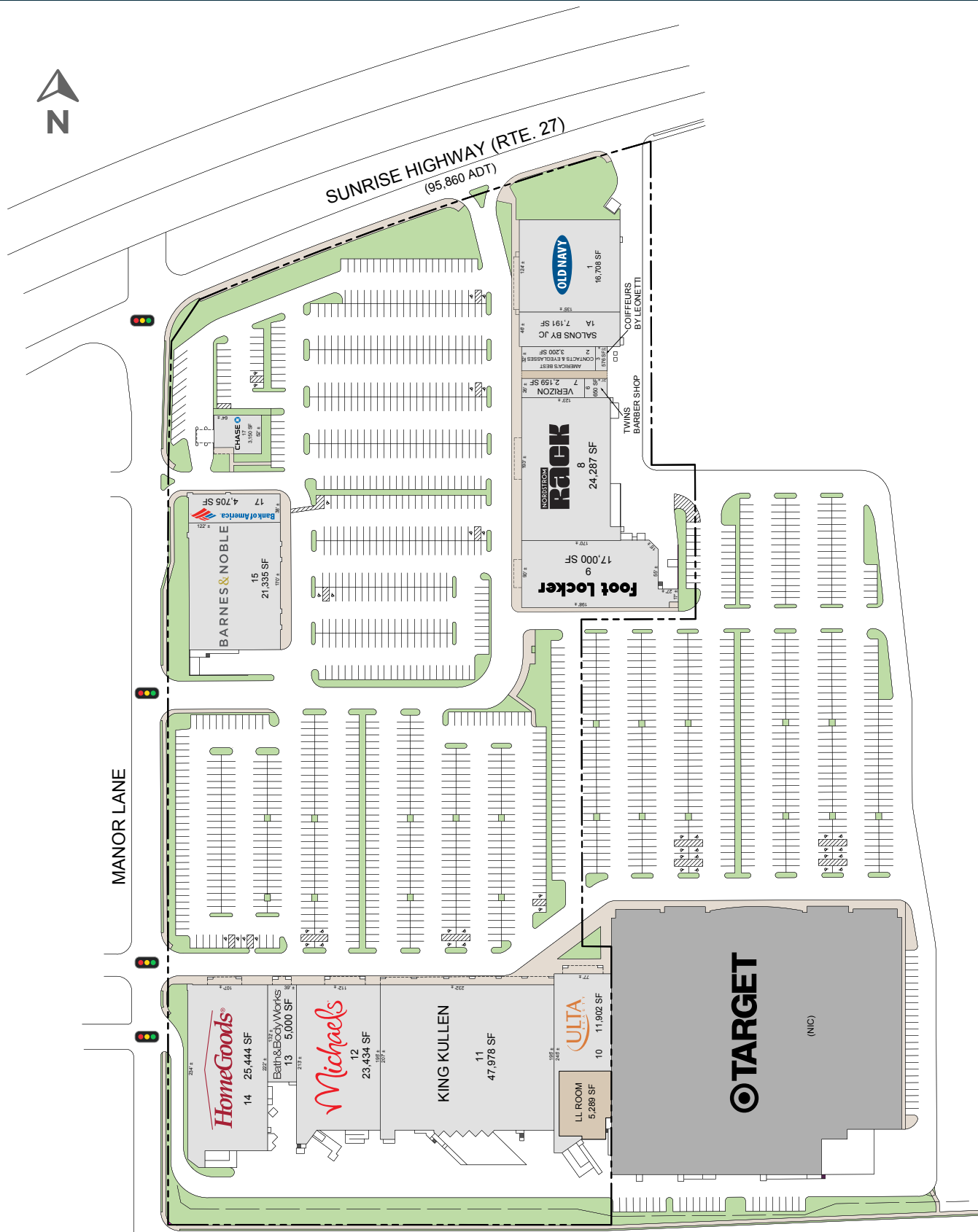
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