



Lake Shore Plaza II

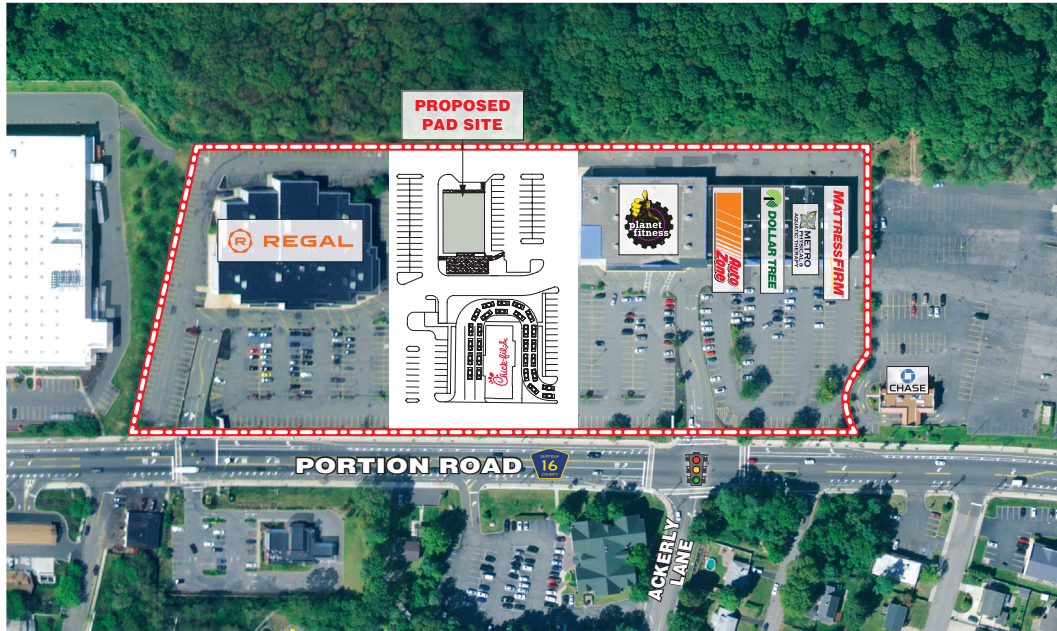
Lake Ronkonkoma, New York 11779

Owen Toland

Leasing Manager

otoland@rdmanagement.com

w. 212.265.6600 x264 c. 203.979.0904



Property Overview

Type
Open-Air Shopping Center

GLA
1100,248 sf

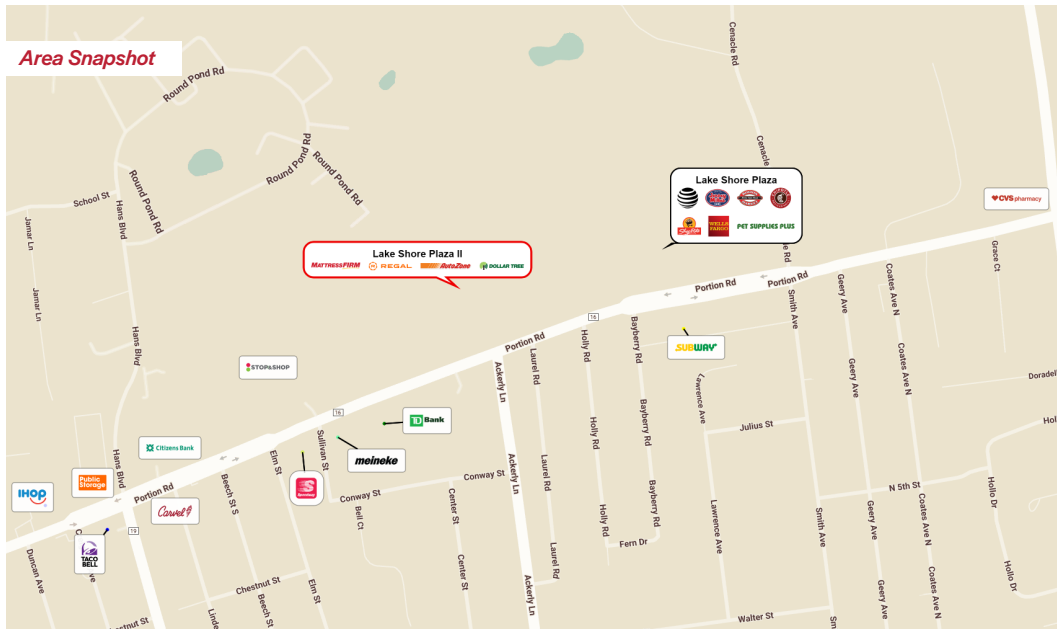
Parking
793 cars

Traffic
Two way average daily traffic
18,000 cars per day

Major Tenants
Regal Cinemas 39,660 sf
Planet Fitness 17,315 sf
Auto Zone 15,361 sf

Vital Statistics

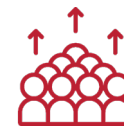
- Two proposed pad buildings w/ drive-thrus
- Adjacent to Stop & Shop



Area Demographics



Population
1 Mile: 11,500
3 Mile: 92,850
5 Mile: 232,000



Daytime Population
1 Mile: 6,000
3 Mile: 55,600
5 Mile: 173,400



Median Age
1 Mile: 20-49
3 Mile: 20-49
5 Mile: 20-49



Number of HH
1 Mile: 4,120
3 Mile: 31,405
5 Mile: 81,000



Average HH Income
1 Mile: \$139,000
3 Mile: \$157,500
5 Mile: \$160,700

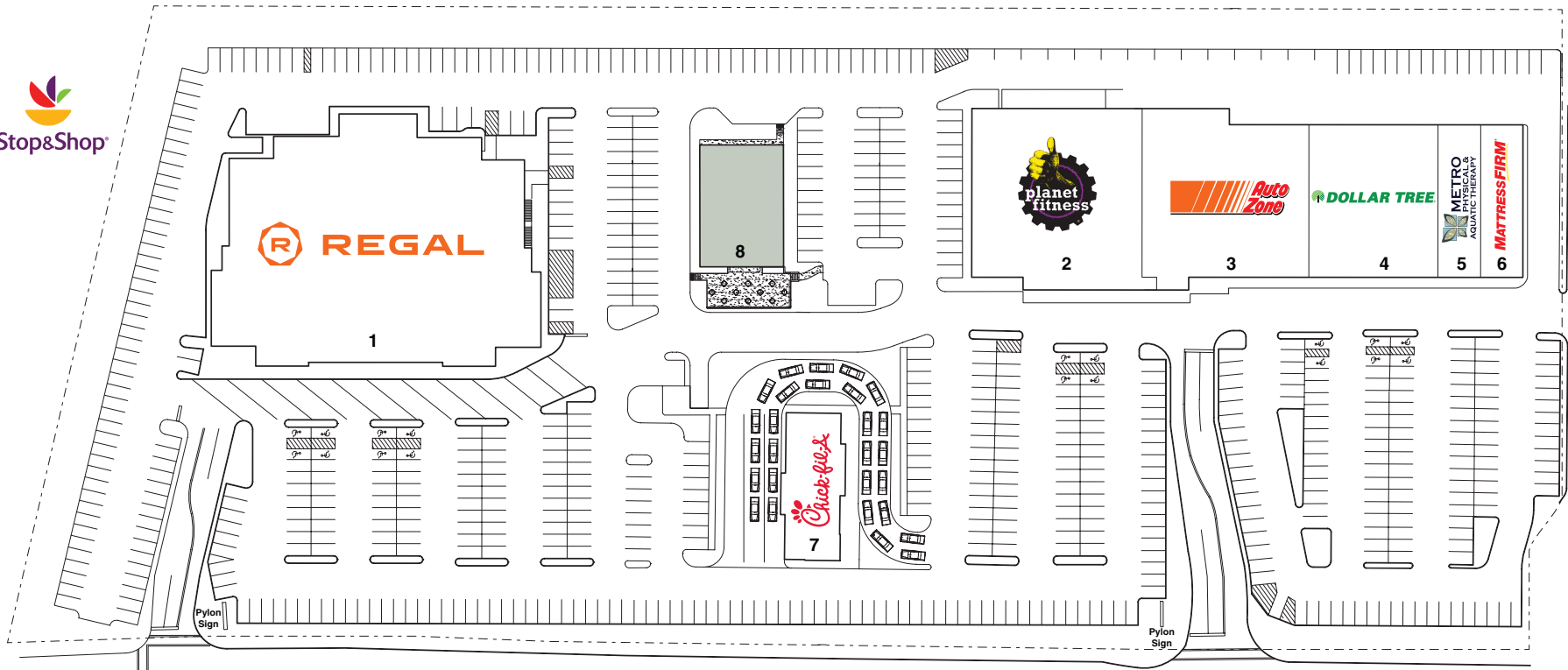


Median HH Income
1 Mile: \$118,000
3 Mile: \$132,400
5 Mile: \$131,000



Lakeshore Plaza II Lake Ronkonkoma, New York

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Portion Road (CR 16)

1.	Regal Cinemas	39,660 sf
2.	Planet Fitness	17,315 sf
3.	Auto Zone	15,361 sf
4.	Dollar Tree	10,700 sf
5.	Metro Physical Therapy	3,500 sf
6.	Mattress Firm	3,532 sf
7.	Chick-fil-A	4,843 sf
8.	Proposed Pad	2,850 sf

(62.8' x 91.4')