



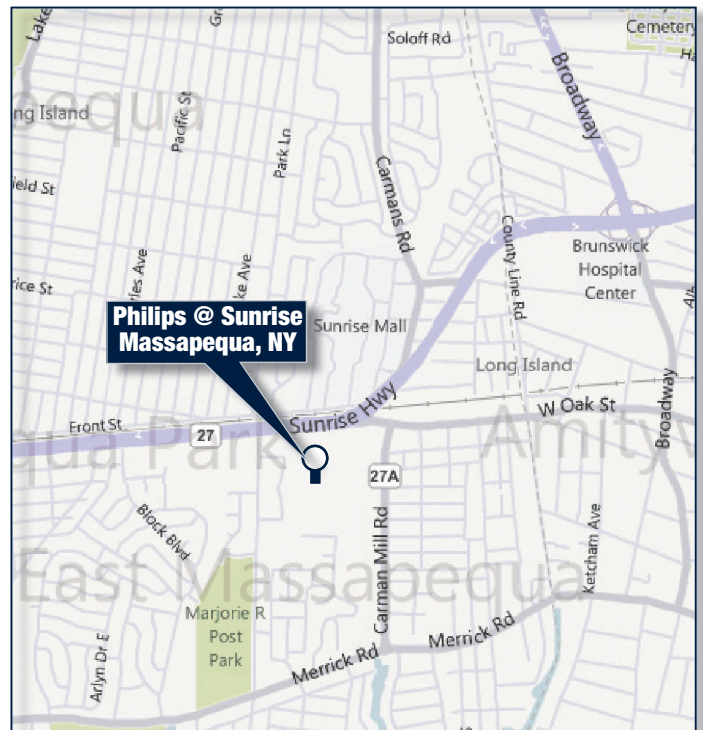
PHILIPS @ SUNRISE

MASSAPEQUA, NEW YORK



PROPERTY OVERVIEW

- The shopping center is located on the south side of Sunrise Highway, 3/4 mile west of Route 110 (Nassau County) in Massapequa, Long Island, NY
- The GLA is 414,000 sf ±
- Community Shopping Center
- Parking available for approximately 2,100 cars
- Major Tenants: ShopRite, Staples, Michaels Arts & Crafts, T.J. Maxx, Party City, Burlington, Petco, National Wholesale Liquidators, Raymour & Flanigan, and Starbucks
- Recent statistics show Massapequa to be comprised of stable, middle-age middle-class communities, with an average family income of \$107,790. Forecasters indicate that the area will continue strong financial growth.



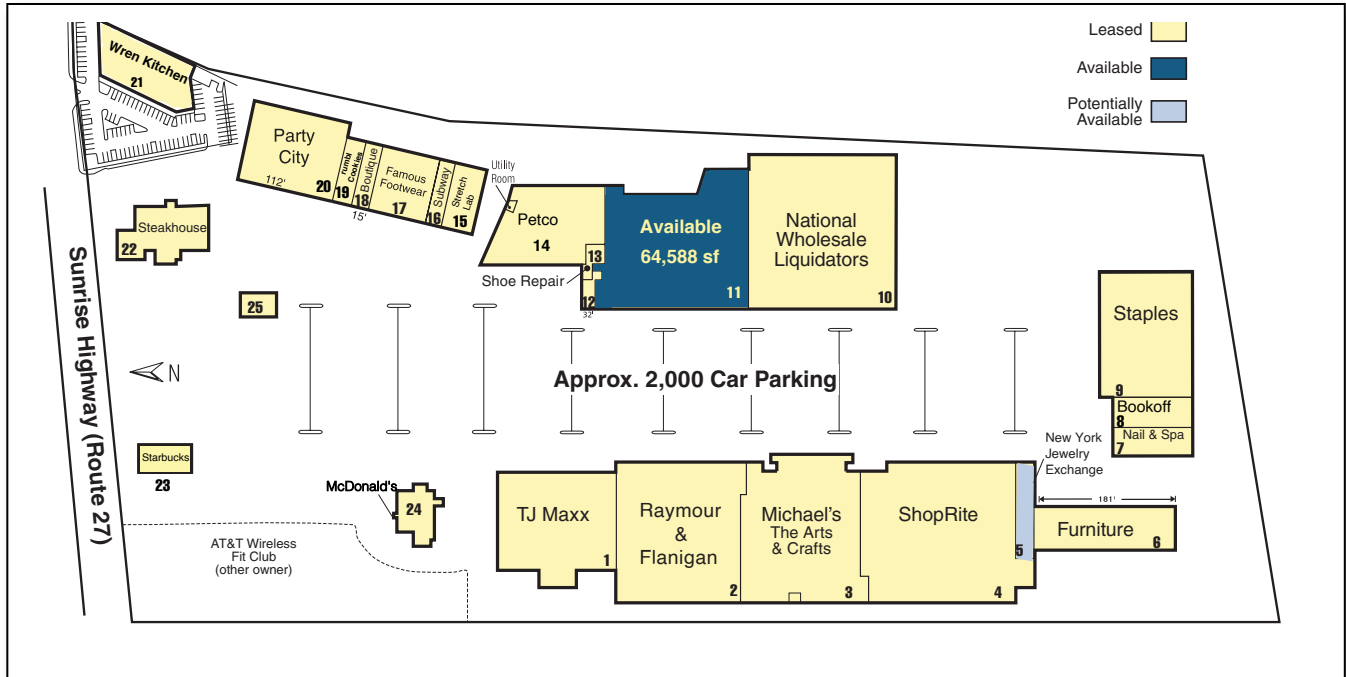
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	20,627	146,900	306,262
Average HH Income	\$111,711	\$117,246	\$117,811
Total HH	7,176	48,808	103,104
Median Age	42.6	40.9	40.9





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PROPERTY BUSINESSES

- | | |
|---|-------------------------------|
| 1. TJ Maxx | 13. Shoe Repair |
| 2. Raymour & Flanigan | 14. Petco |
| 3. Michaels Arts & Crafts | 15. Stretch Lab |
| 4. ShopRite | 16. Subway |
| 5. New York Jewelry Exchange
(Potentially Available: 6,225 sf) | 17. Famous Footwear |
| 6. Furniture | 18. Blu Poppy Boutique |
| 7. Nail & Spa | 19. Crumbl Cookies |
| 8. Bookoff | 20. Party City |
| 9. Staples | 21. Wren Kitchen |
| 10. National Wholesale Liquidators | 22. Steakhouse |
| 11. Available: 64,588 sf | 23. Starbucks |
| 12. Liquor Store | 24. McDonald's |
| | 25. Kiosk - Phone Repair Shop |

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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.

