



RETAIL SPACE

EAST MEADOW, NY

THE MEADOWS

1897-1899 FRONT STREET

SIZE

1,050 SF
2,432 SF
2,547 SF
2,831 SF
4,573 SF

Proposed Pads

900 SF
3,350 SF

ASKING RENT

Upon Request

CO-TENANTS

Stew Leonard's, Marshalls, Shah's Halal, Beach Bum Tanning, Frantoni's Pizzeria, The Early Bird Cafe, Rena Marie Jewelers, The UPS Store, Alexa's Dance Academy, Club Pilates, Liberty Acupuncture & Wellness, Sugaring NYC, Five Below, Salon Suites, Garden Social Beer Garden, Lucky Foot Spa, Super Happy Wok, Pet Supplies Plus, Lidl, Dr Aronica, Burger City, The Smilist, Tropical Smoothie Cafe, Catch Air, Kids United, Mogu Chinese Kitchen, Cardsmart, Local Infusion

Coming Soon - Go Health Urgent Care, Flagstar Bank, Shake Shack, Birdcode, Cava, Jinya Ramen Bar

NEIGHBORS

Uncle Giuseppe's, Orangetheory Fitness, Starbucks, Chipotle, AFC Urgent Care, Sobol, Qdoba, Island Poke, T-Mobile, Duck Donuts, Dunkin', Friendly's, Bowlero, WingZone, Subway, Margaritas Cafe, Mavis Discount Tire, Mattress Firm, AutoZone Auto Parts, Carmax, Arby's

COMMENTS

Strong shopping center with over 140,000 SF of retail

Multiple access points on Hempstead Turnpike, Front Street, and East Meadow Avenue

Tremendous visibility on Hempstead Turnpike and Front Street

CONTACT EXCLUSIVE AGENTS

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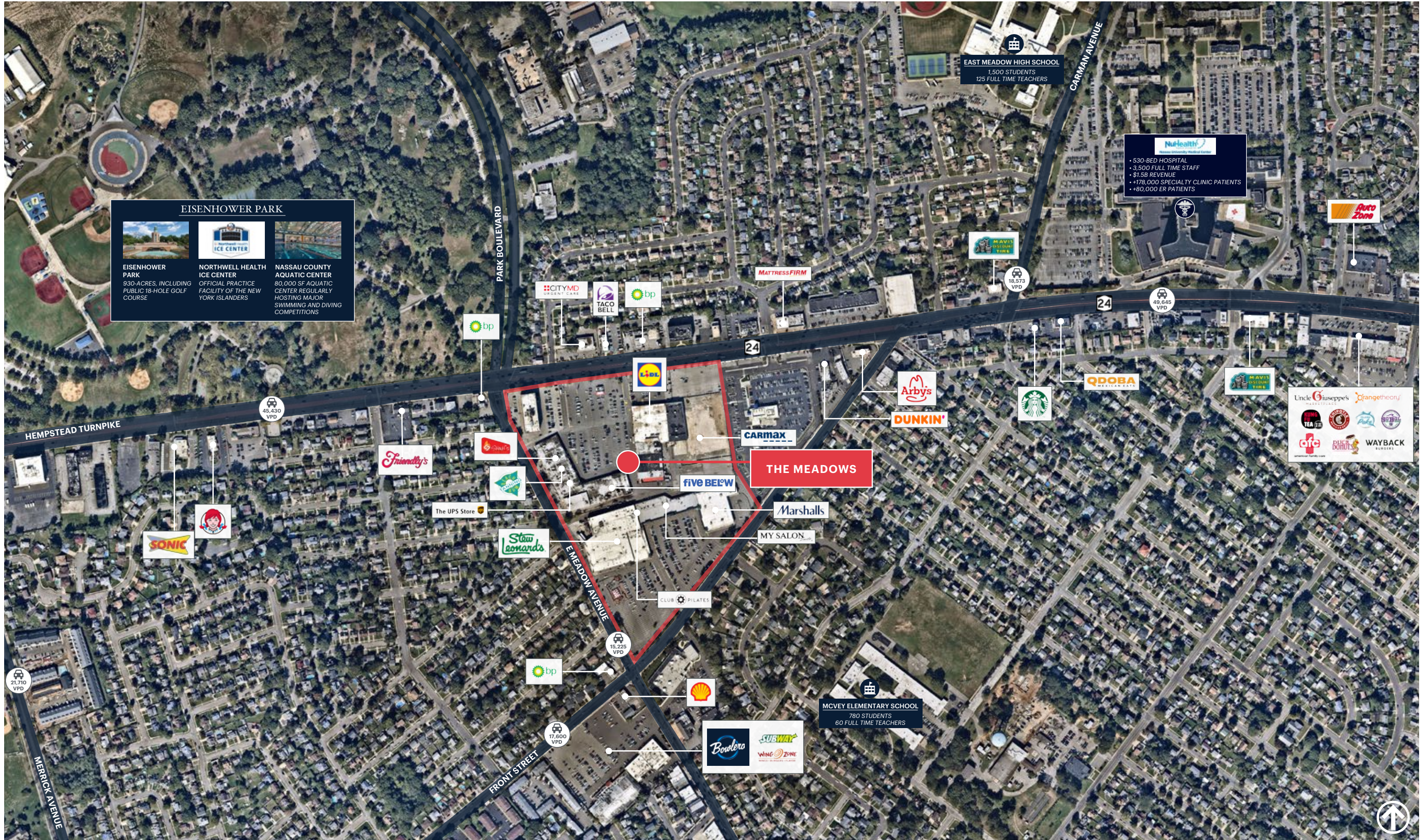
This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

MARKET AERIAL



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SITE PLAN

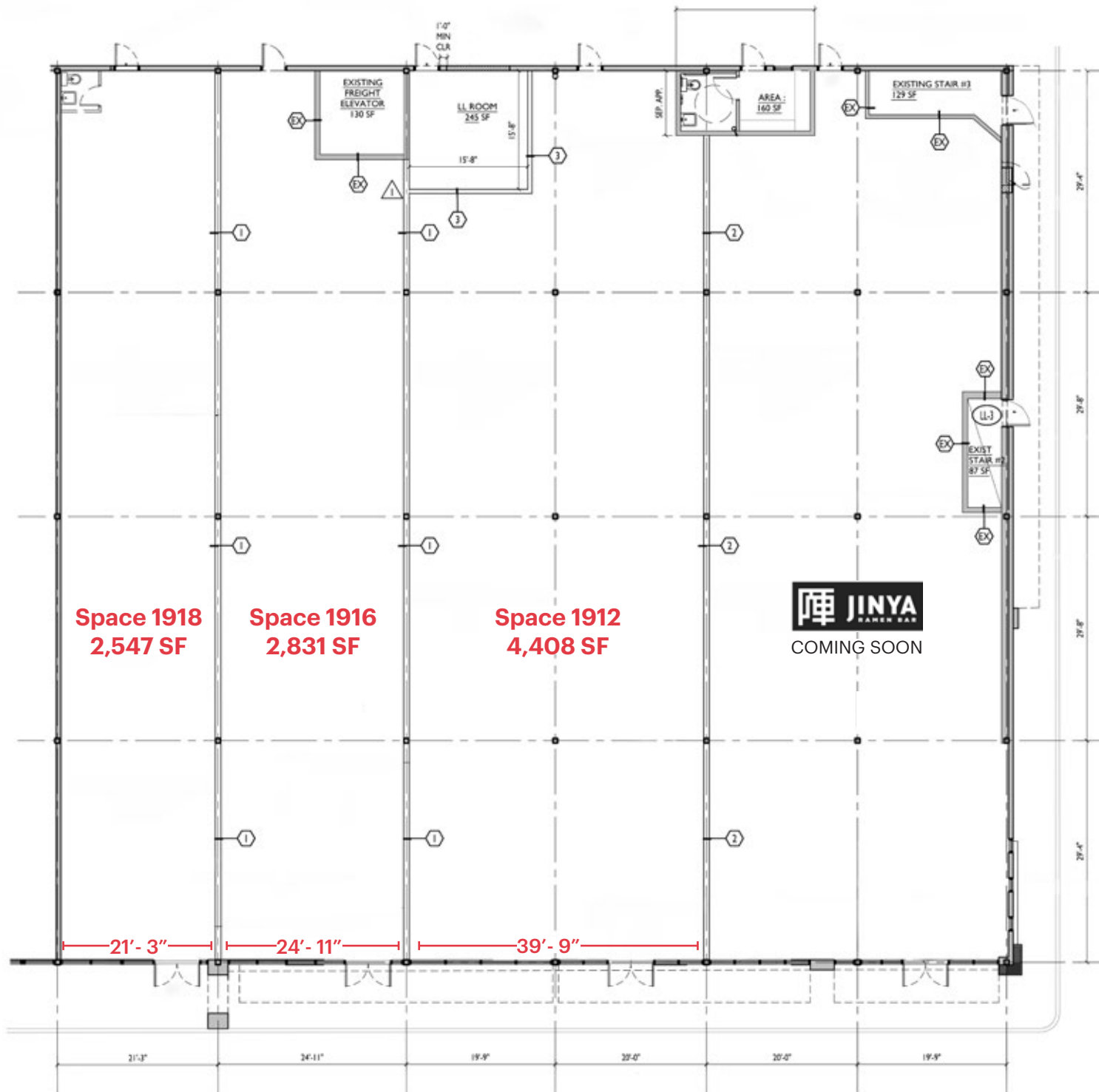


CO-TENANTS	SIZE
PAD F AVAILABLE (1904B)	900 SF
PAD H LEASE OUT (1906A)	2,500 SF
PAD I AVAILABLE (1906B)	3,350 SF
1912 AVAILABLE	4,573 SF
1916 AVAILABLE	2,831 SF
1918 AVAILABLE	2,547 SF
1971 AVAILABLE - RESTAURANT	1,050 SF
1978 AVAILABLE	2,432 SF
PAD A SHAKE SHACK (1902) COMING SOON	3,437 SF
PAD E BIRDCODE (1904C) COMING SOON	2,500 SF
PAD G CAVA (1904A) COMING SOON	2,500 SF
1910 JINYA RAMEN BAR COMING SOON	4,482 SF
1920 SHAH'S HALAL	2,480 SF
1924 BEACH BUM	4,000 SF
1928 FRANTONI'S PIZZERIA	3,236 SF
1934A THE EARLY BIRD CAFE	660 SF
1934B RENA MARIE JEWELERS	1,950 SF
1936 THE UPS STORE	1,605 SF
1938 TROPICAL SMOOTHIE CAFE	1,605 SF
1940 CATCH AIR	15,660 SF
1941 CARD\$MART	1,300 SF
1948 ALEXA'S DANCE ACADEMY	4,000 SF
1949 CLUB PILATES	2,000 SF

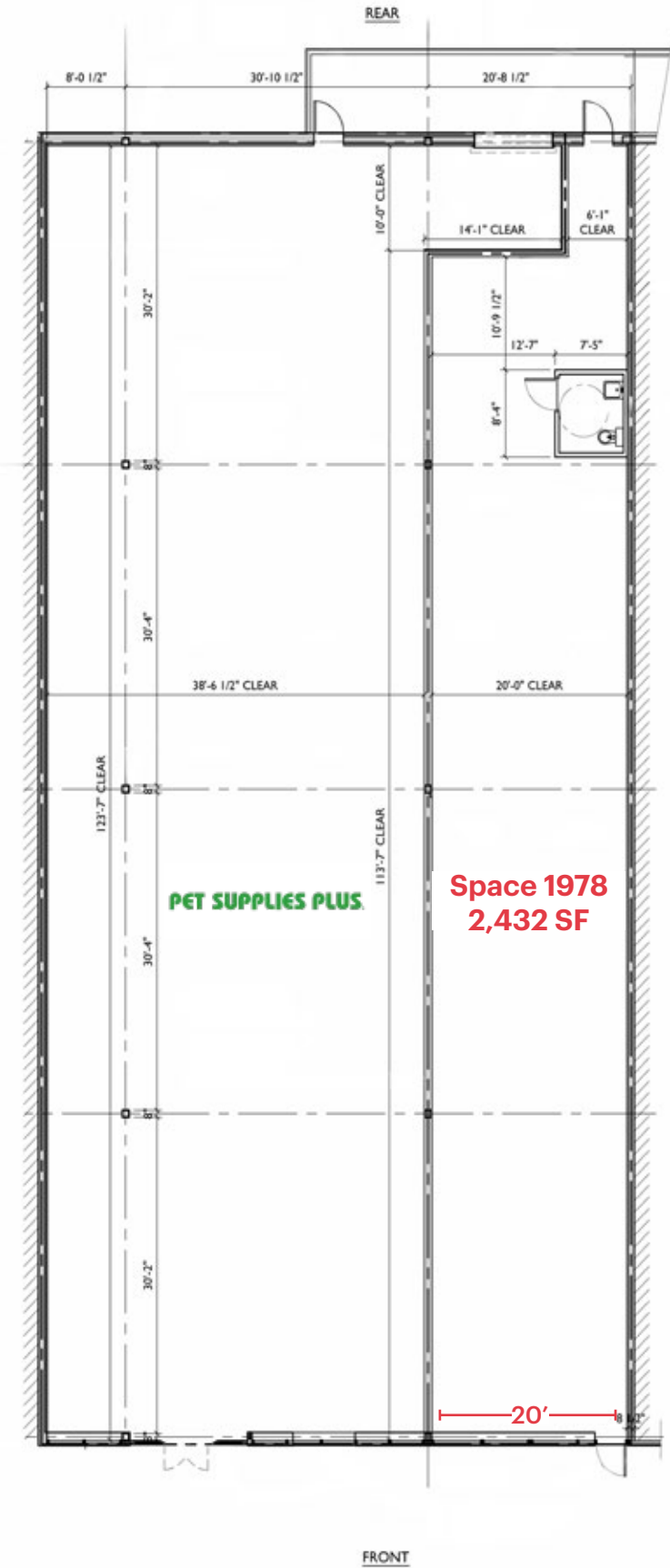
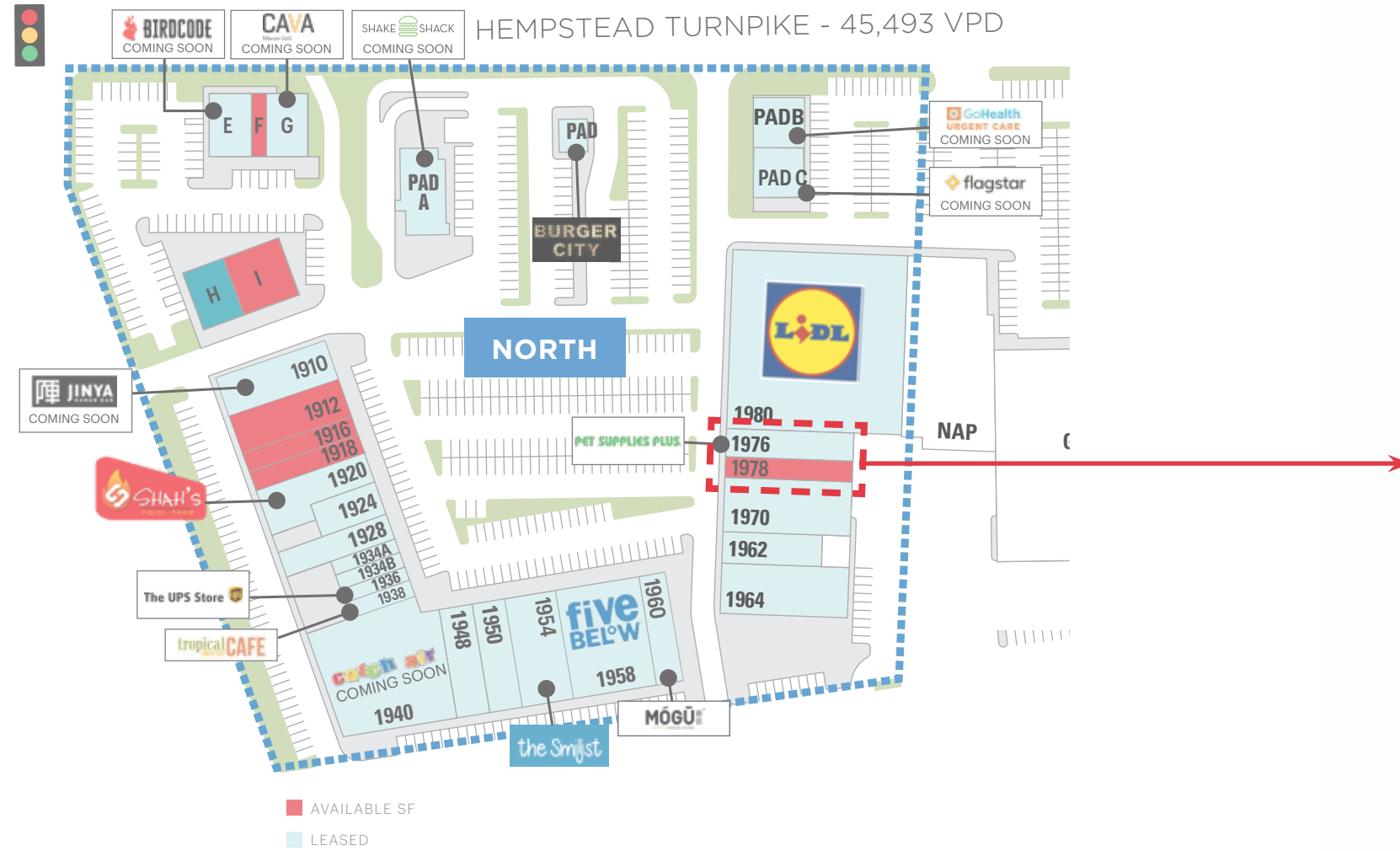
1950	LIBERTY ACUPUNCTURE & WELLNESS	3,080 SF
1951	SUGARING NYC	1,450 SF
1953	ZEN SPA	1,550 SF
1954	THE SMILIST	4,264 SF
1955	MYDOC URGENT CARE (RELOCATION)	3,000 SF
1958	FIVE BELOW	10,248 SF
1959	SALON SUITES	6,410 SF
1960	MOGU	2,750 SF
1962	FOREVER FRIENDS NAIL & SPA	2,810 SF
1964	GARDEN SOCIAL BEER GARDEN	2,810 SF
1969	LUCKY FOOT SPA	1,050 SF
1970	DOLLAR DEAL	10,824 SF
1973	SUPER HAPPY WOK	1,050 SF
1975	KIDS UNITED	2,030 SF
1976	PET SUPPLIES PLUS	5,119 SF
1980	LIDL	30,600 SF
1981	LOCAL INFUSION	2,030 SF
1983	CHIROPRACTOR	875 SF
1987	STEW LEONARD'S	79,560 SF
1989	MARSHALLS	34,437 SF
PAD B	GO HEALTH (1990A) COMING SOON	2,500 SF
PAD C	FLAGSTAR BANK (1990B) COMING SOON	2,500 SF
PAD	BURGER CITY INC	480 SF

■ AVAILABLE SF
■ LEASED

FLOOR PLAN - FORMER RITE AID DIVISIONS



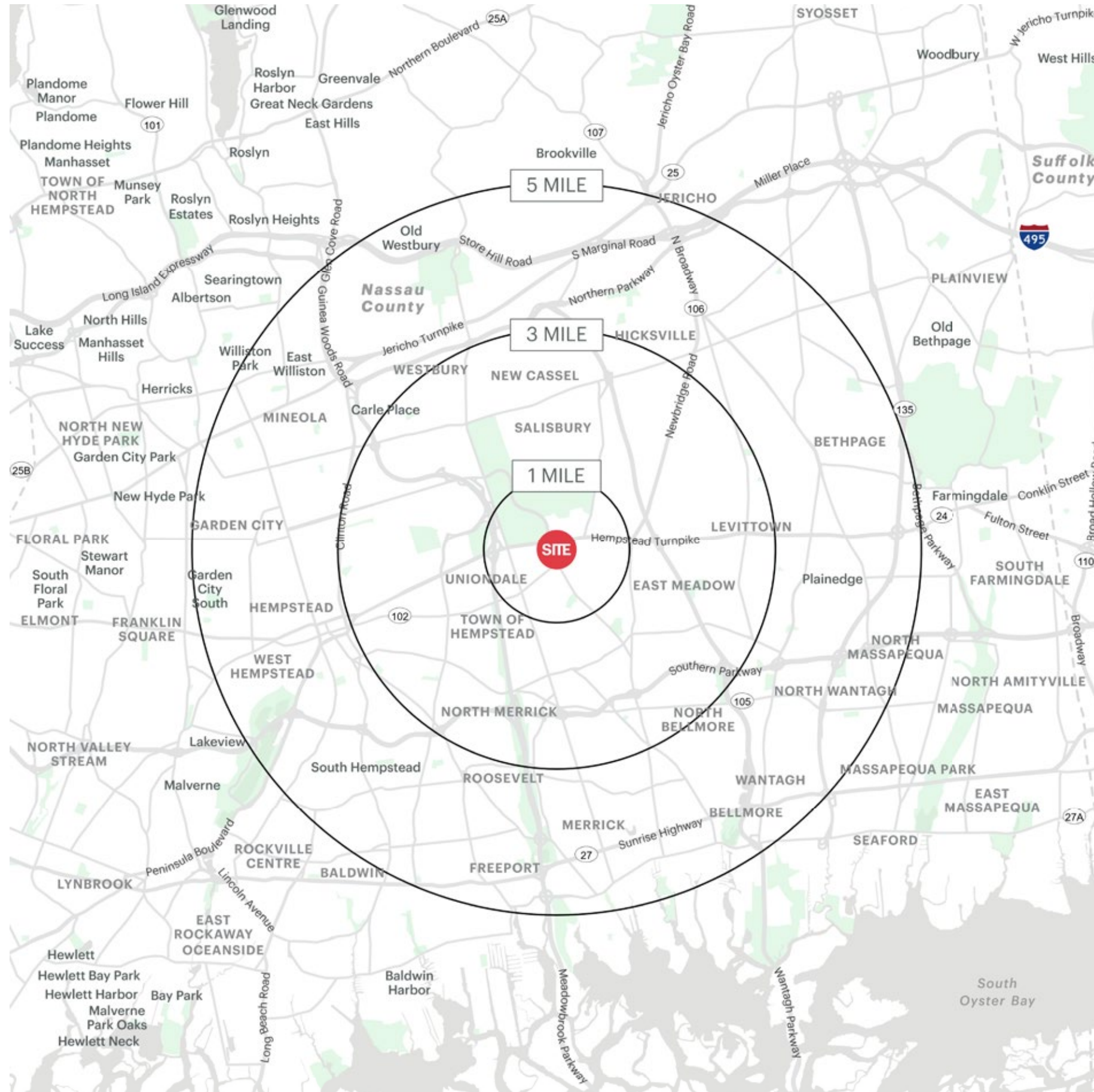
FLOOR PLAN - SPACE 1978



RENOVATION PROGRESS



AREA DEMOGRAPHICS



1 MILE RADIUS

POPULATION

18,575

HOUSEHOLDS

6,076

AVERAGE HOUSEHOLD INCOME

\$161,394

MEDIAN HOUSEHOLD INCOME

\$120,512

COLLEGE GRADUATES (BACHELOR'S +)

6,110 - 43.0%

TOTAL BUSINESSES

792

TOTAL EMPLOYEES

7,387

DAYTIME POPULATION (W/ 16 YR +)

16,706

3 MILE RADIUS

POPULATION

209,790

HOUSEHOLDS

61,462

AVERAGE HOUSEHOLD INCOME

\$165,389

MEDIAN HOUSEHOLD INCOME

\$126,828

COLLEGE GRADUATES (BACHELOR'S +)

56,529 - 39.0%

TOTAL BUSINESSES

7,579

TOTAL EMPLOYEES

86,384

DAYTIME POPULATION (W/ 16 YR +)

190,514

5 MILE RADIUS

POPULATION

523,329

HOUSEHOLDS

161,054

AVERAGE HOUSEHOLD INCOME

\$177,179

MEDIAN HOUSEHOLD INCOME

\$132,980

COLLEGE GRADUATES (BACHELOR'S +)

159,434 - 43.0%

TOTAL BUSINESSES

22,950

TOTAL EMPLOYEES

237,966

DAYTIME POPULATION (W/ 16 YR +)

491,562

AREA DEMOGRAPHICS

