

MAJOR HEALTHCARE LEASING OPPORTUNITY

Green Acres | Valley Stream, New York



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VALLEY STREAM'S POWER CENTER

In the coveted New York City Metro, Green Acres is in a rare retail setting that straddles both a densely populated urban environment and some of the region's wealthiest suburban enclaves. It serves as the nexus for modern retailers and favored eateries.. For city dwellers, Green Acres has always been a natural fit.

Today, for the residents of nearby wealth pocket Five Towns, Green Acres is close, convenient and has newly diversified retail offerings.

Healthcare Opportunity at Green Acres

Green Acres is offering a unique leasing opportunity for qualified healthcare tenants. Enjoy a prime location with high visibility, convenient access to retail amenities and ample parking. Elevate the patient experience in a setting, unlike traditional ambulatory facilities.





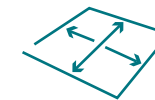
THE HEALTHCARE OPPORTUNITY



±85,453 SF Available
Divisible to ±5,000 SF



Major Healthcare Signage/
Branding Opportunity



Large Open Floor Plan
Design Efficiency for Multiple
Medical Specialties



Abundant Drive-up Surface
& Structure Parking
(per code)



Delivery of Medical Care in a
High-Traffic Retail Setting
for Community Convenience



Stable Institutional Ownership
National Mall Operator with
43 Retail Locations

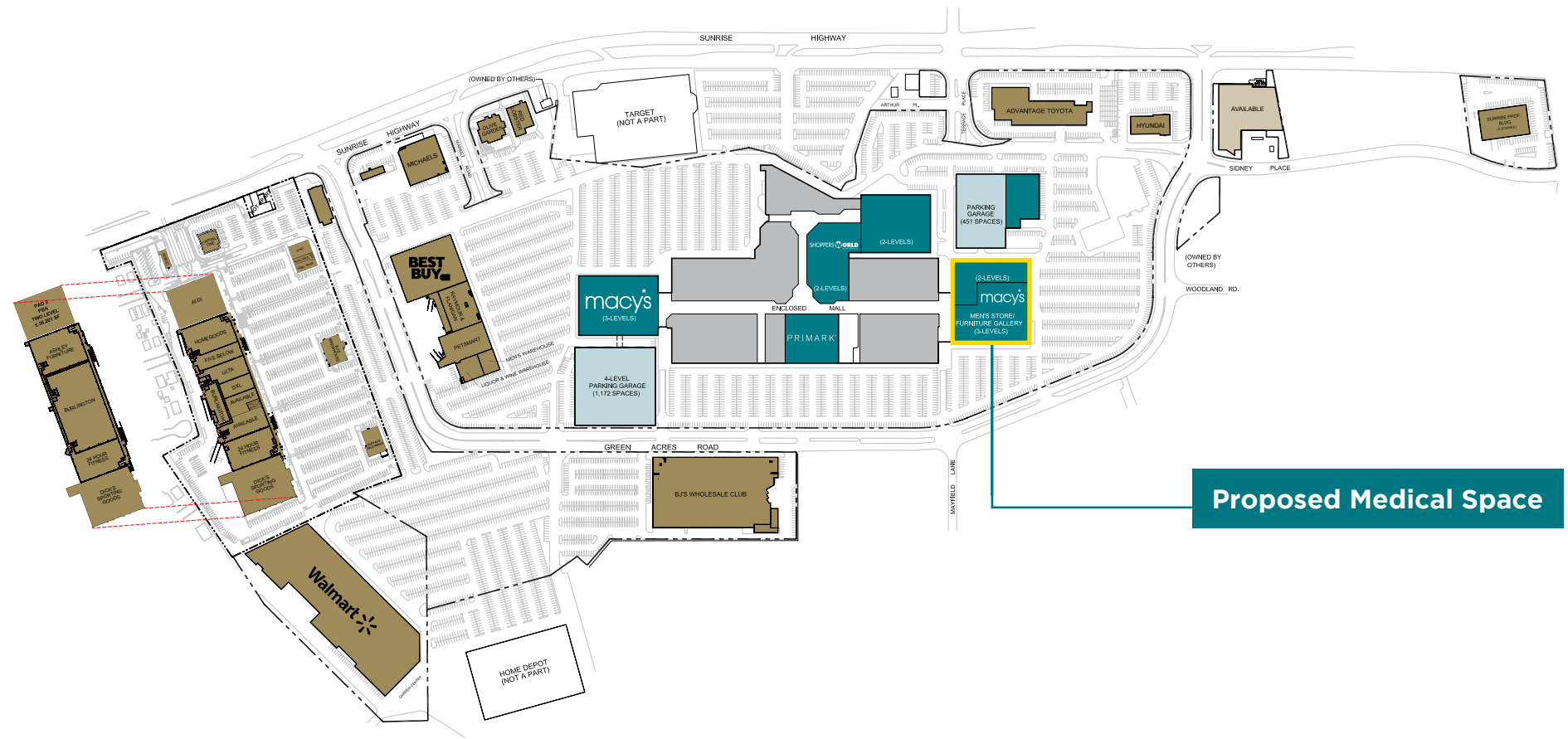
GREEN ACRES AERIAL

Major Retailers Include:

- Dick's Sporting Goods
- Macy's
- Macy's Men's & Furniture
- Walmart
- Primark
- Aldi
- Best Buy
- BJ's Wholesale Club
- HomeGoods
- 24 Hour Fitness
- Buffalo Wild Wings
- H&M
- Hollister Co.
- Michaels
- Olive Garden
- PetSmart
- Ulta Beauty









GREEN ACRES SITE PLAN



- Anchor
- Mall
- Peripheral
- Parking Structure
- Development Opportunity



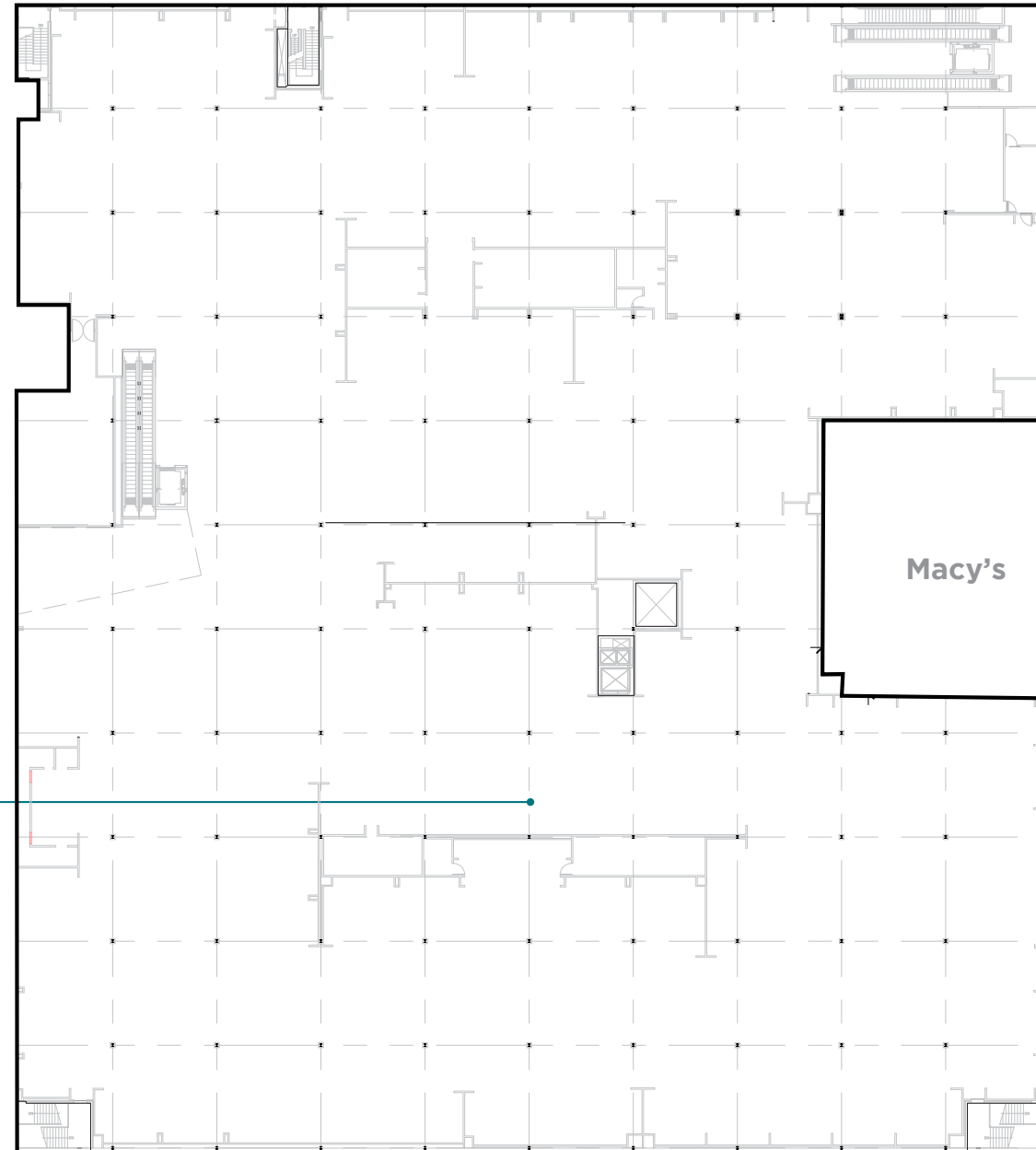
TRADE AREA MAP

-  Green Acres Mall & Commons
-  Competitive Centers
-  Primary Trade Area
-  Secondary Trade Area
-  Radius in Miles
-  Other Centers



GREEN ACRES FLOOR PLAN

Common
Area
Below



Proposed Medical Space
±85,453 SF Total Available
±4,451 SF Level 1
±81,002 SF Level 2 (divisible)



DEMOGRAPHIC SNAPSHOT

	PRIMARY TRADE AREA	TOTAL TRADE AREA	MSA (NEW YORK-NEWARK-JERSEY CITY, NY-NJ-PA)
2022 Population	514K	1.4M	20M
Households	160K	457K	7.5M
Households With Children	57K	163K	2.2M
% Households with Children	36% — 6% Higher than the MSA	36%	30%
Average Household Income	\$128K	\$124K	\$136K
% Households with Income \$100K+	49%	45%	45%
Median Age	39.6	38.9	39.5

 **Daytime Population** | **30K** 1 Mile | **228K** 3 Mile | **645K** 5 Mile

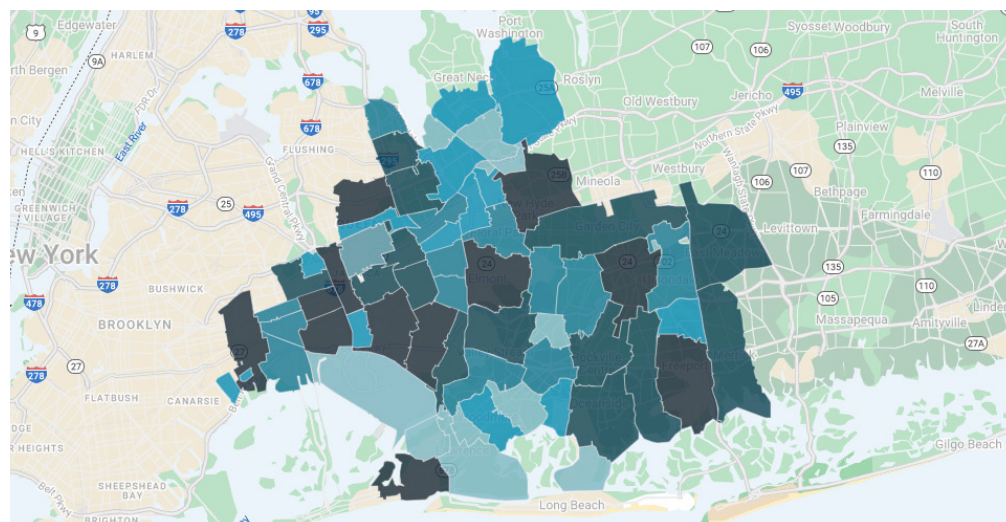
Source: ESRI 2023, ESRI forecasts for 2023 and 2028

HEALTHCARE DEMAND

The Outpatient Market Scenario Planner (MSP), as developed by the Advisory Board, provides current and projected patient utilization estimates for specific specialties in key markets across the United States. The MSP tool supports planners, providers and hospital executives to make intelligent business development and strategic decisions to locate or expand programs in targeted markets. The following data is representative of the Valley Stream, NY zip codes surrounding the Green Acres Mall.



For more information about the Advisory Board, please visit www.advisory.com.



Service Line	Today	2027 Volume	5 Yr Growth	2032 Volume	10 Yr Growth
Endocrinology	11,280	13,528	19.9%	14,967	32.7%
Physical Therapy/Rehabilitation	1,376,457	1,537,912	11.7%	1,695,529	23.2%
Spine	10,918	12,377	13.4%	13,403	22.8%
Vascular	93,941	104,425	11.2%	115,088	22.5%
Ophthalmology	505,954	556,823	10.1%	606,380	19.8%
Orthopedics	167,704	184,464	10.0%	199,147	18.7%
Podiatry	98,128	107,245	9.3%	116,287	18.5%
Cardiology	552,495	606,023	9.7%	648,385	17.4%
Pain Management	63,553	69,712	9.7%	74,096	16.6%
Lab	2,431,512	2,651,157	9.0%	2,828,101	16.3%
Miscellaneous Services	1,165,542	1,249,974	7.2%	1,351,200	15.9%
Psychiatry	695,994	795,683	14.3%	801,292	15.1%
ENT	176,550	186,668	5.7%	195,753	10.9%
Nephrology	29,846	31,363	5.1%	32,537	9.0%
Radiology	1,664,840	1,714,039	3.0%	1,791,498	7.6%
Neurosurgery	4,932	5,037	2.1%	5,288	7.2%
Trauma	42,641	43,876	2.9%	45,670	7.1%
Dermatology	241,744	248,339	2.7%	255,257	5.6%
Thoracic Surgery	2,999	3,118	3.9%	3,143	4.8%
Neurology	93,120	95,047	2.1%	97,373	4.6%
Oncology	86,714	88,457	2.0%	90,613	4.5%
General Surgery	33,387	33,949	1.7%	34,403	3.0%
Urology	55,624	56,378	1.4%	57,290	3.0%
Gastroenterology	137,260	139,712	1.8%	140,480	2.3%



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Macerich is one of the nation's leading owners, operators & developers of major retail properties in attractive U.S. markets, including California, the Pacific Northwest, Phoenix/Scottsdale, and the Metro New York to Washington, D.C. Corridor.

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