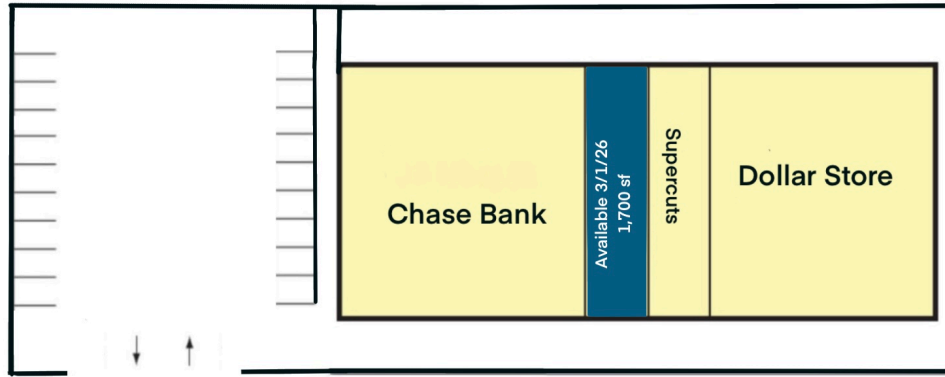


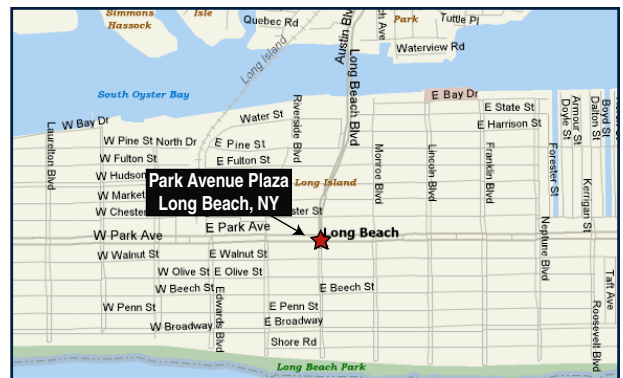


PARK AVENUE PLAZA | LONG BEACH, NEW YORK



PROPERTY OVERVIEW

- Park Avenue Plaza is located at the intersection of East Park Avenue and Long Beach Blvd., city of Long Beach (Nassau County), Long Island, N.Y.
- The GLA is 17,000 sf ±
- Community Shopping Center
- Parking available on site, and parking on the street.
- The city of Long Beach is a year round residential community on Long Island's south shore, fronting on the Atlantic Ocean, on 5 square miles of sandy beach front.
- The shopping center is easily accessible by Long Island Railroad, public transportation and Meadowbrook Parkway (a major north-south artery) within 2 miles east of the center's location.
- The rapid growth of the area has been encouraged by the upscale remodeling of existing homes, apartment buildings, beachfront hotels, and new condominium construction, underway and completed, that has brought outstanding disposable income into the market area.



DEMOGRAPHIC INFORMATION

	1 Mile	3 Miles	5 Miles
■ Population	26,516	54,484	193,058
■ Avg. HH Inc.	\$106,214	\$122,198	\$126,118
■ Total HH	11,579	22,562	70,631
■ Average HH Size	2.2	2.4	2.7



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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.

