



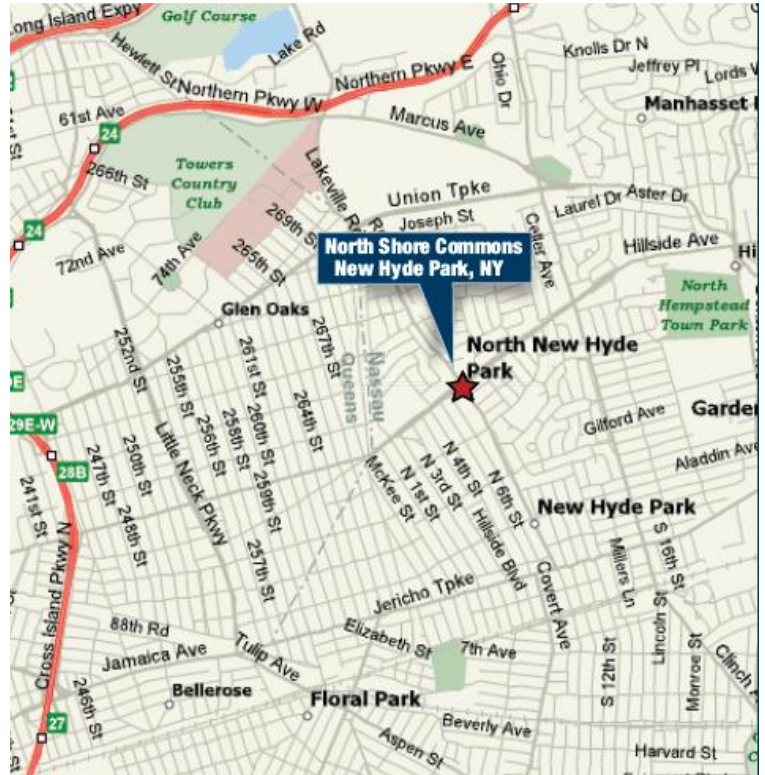
Philips International is a premier leader and innovator in the real estate industry.

NORTH SHORE COMMONS | NEW HYDE PARK, NEW YORK



PROPERTY OVERVIEW

- North Shore Commons is located on the northeast corner of Hillside Ave. and Lakeville Rd., ½ mile south of Long Island Jewish Hospital in western Nassau County, and ½ mile east of the Queens border.
- The GLA is ±27,567 sf
- Community Shopping Center
- It has 100 parking spaces
- Major Tenants:** The Avenue, Big 99¢ & Up, Papa John's Pizza, Douglas Elliman Real Estate
- New Hyde Park is in the town of Hempstead, surrounded by a well-established residential neighborhood.



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	31,533	237,388	682,771
Average HH Income	\$124,440	\$123,376	\$120,590
Total HH	10,248	81,159	228,671
Average HH Size	3.0	2.9	2.9
Median Age	42.6	40.9	40.9

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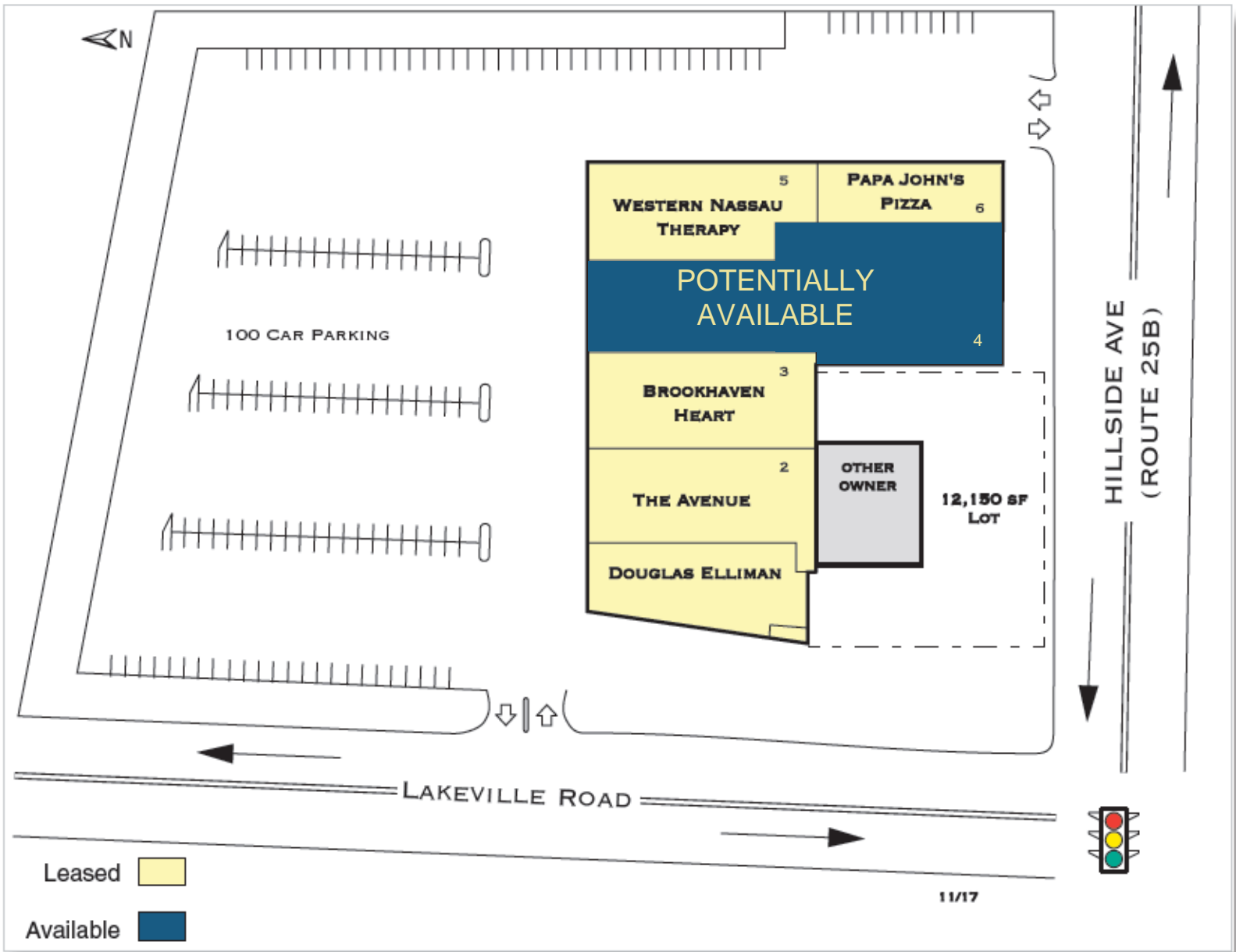
All areas and dimensions are approximate. This plan is intended for identification purposes only and is not to be deemed a representation by Landlord as to the accuracy or square footage.

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PROPERTY BUSINESSES

1. Douglas Elliman
2. The Avenue (0006)
3. Brookhaven Heart
4. Potentially Available – ±8800 SF
5. Western Nassau Therapy
6. Papa John's Pizza (0066)

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