



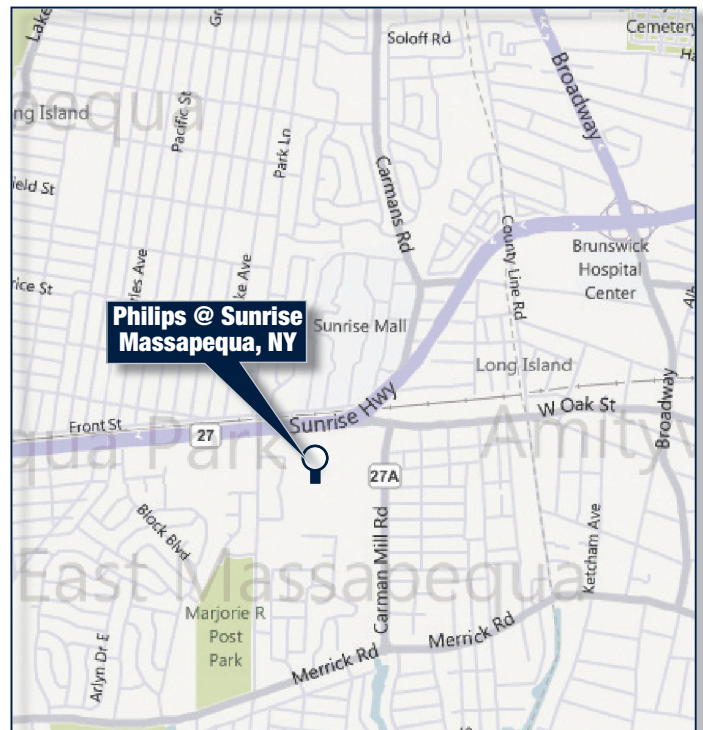
PHILIPS @ SUNRISE

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 Coat Factory, 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.



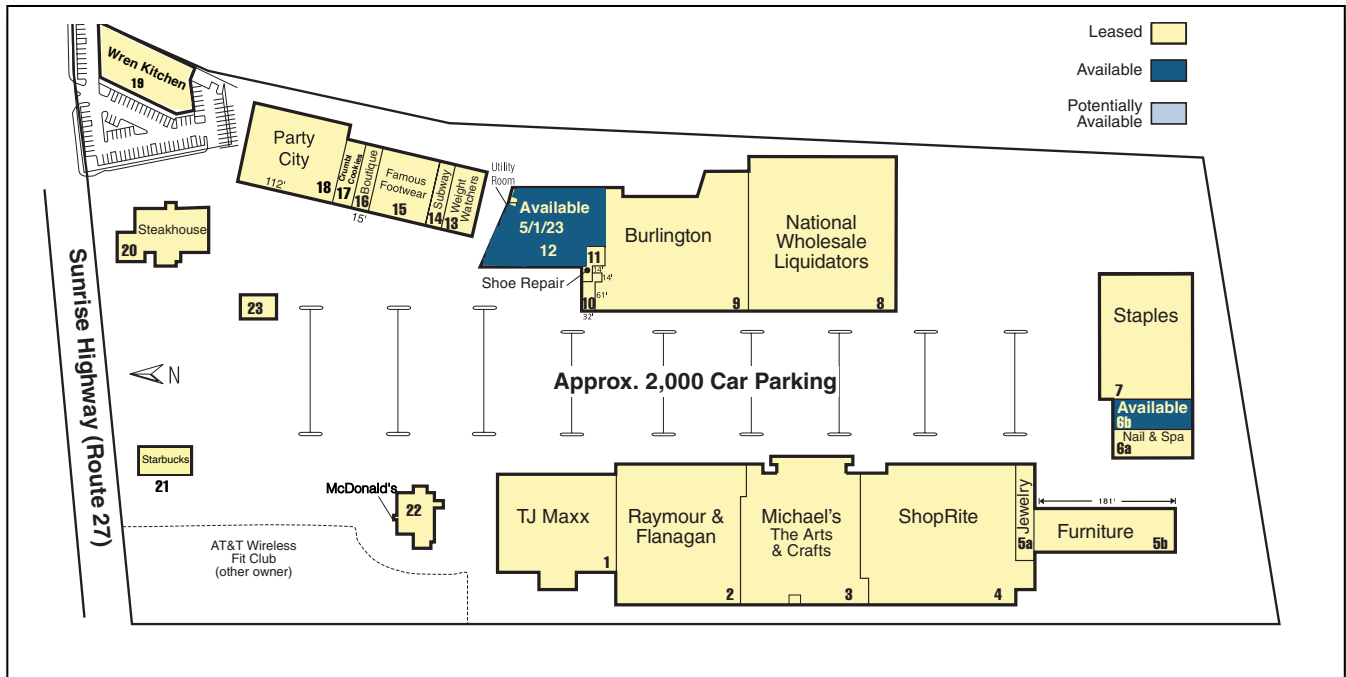
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	20,627	146,900	306,262
Average HH Income	\$111,711	\$117,246	\$117,811
Total HH	7,176	48,808	103,104
Median Age	42.6	40.9	40.9





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MASSAPEQUA, NEW YORK



PROPERTY BUSINESSES

- | | |
|-----------------------------------|--|
| 1. TJ Maxx | 12. Available: 5/1/23 +/- 14,000 sf |
| 2. Raymour & Flanigan | 13. Weight Watchers |
| 3. Michaels Arts & Crafts | 14. Subway |
| 4. ShopRite | 15. Famous Footwear |
| 5a. New York Jewelry Exchange | 16. Blu Poppy Boutique |
| 5b. Furniture | 17. Crumbl Cookies |
| 6a. Nail & Spa | 18. Party City |
| 6b. Available: 4,565 sf | 19. Wren Kitchen |
| 7. Staples | 20. Steakhouse |
| 8. National Wholesale Liquidators | 21. Starbucks |
| 9. Burlington | 22. McDonald's |
| 10. Liquor Store | 23. Kiosk - Phone Repair Shop |
| 11. Shoe Repair | |

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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.

