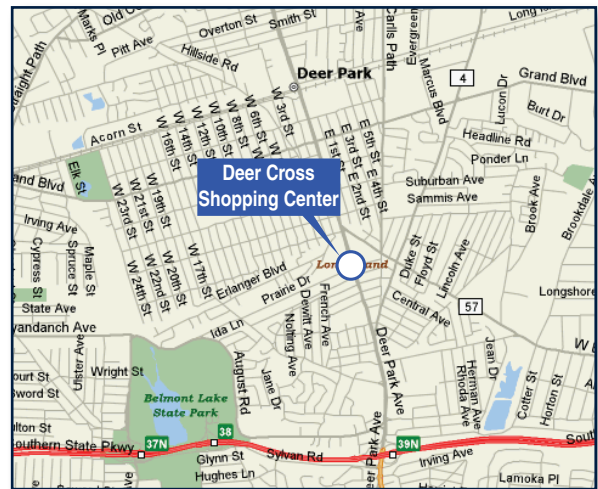


DEER CROSS SHOPPING CENTER | NORTH BABYLON, NEW YORK

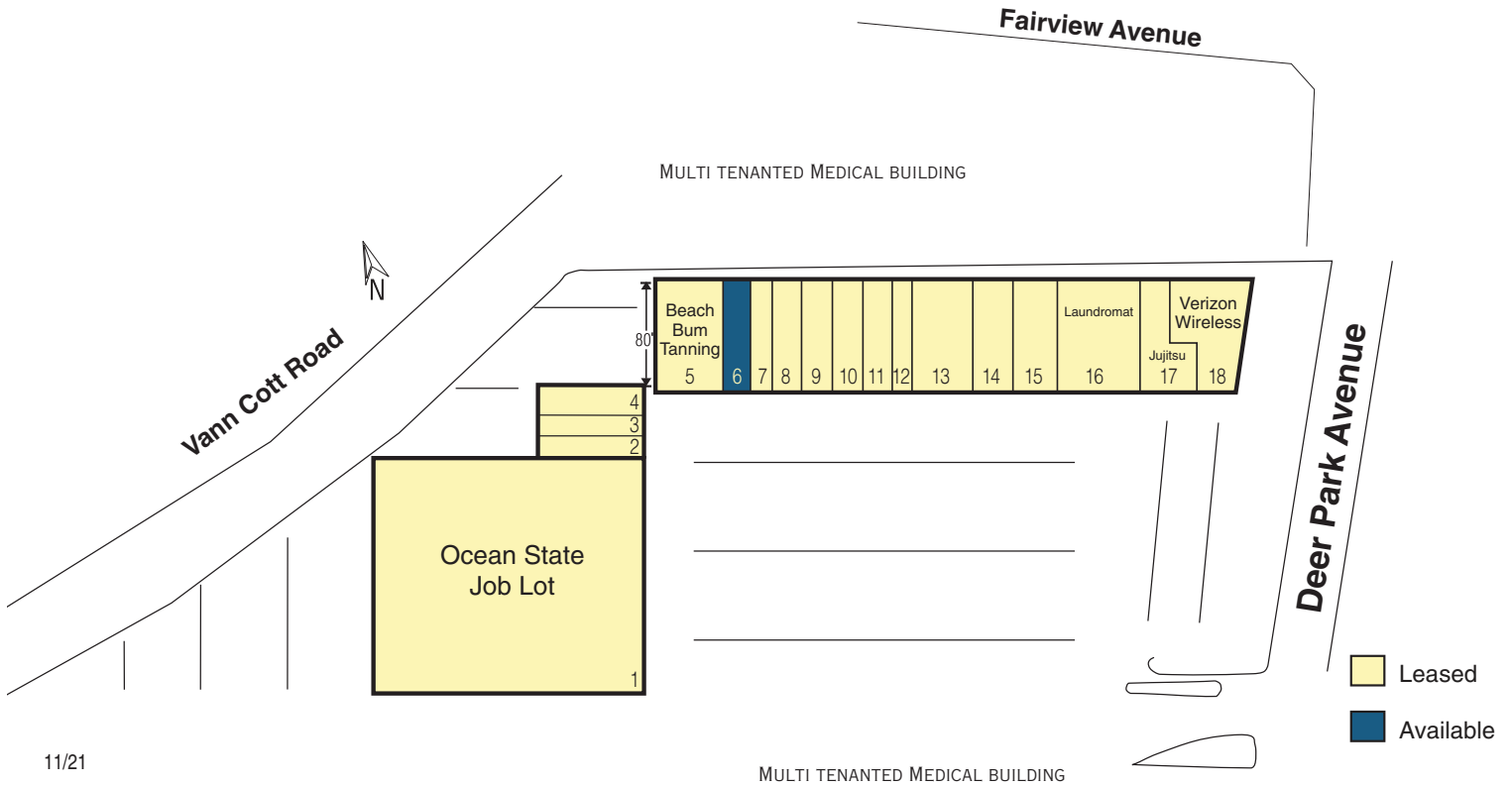
PROPERTY OVERVIEW

- Deer Cross Shopping Center is located on Route 231 (Deer Park Avenue), a major north/south traffic artery, in Suffolk County
- The GLA is 74,000 sf ±
- Community Shopping Center
- The center includes parking for 373 cars
- Major Tenants - Davis Optical, Verizon Wireless, Beach Bum Tanning, Lemon Tree Haircutters, Ocean State Job Lot, UPS
- 24 hour traffic is created by all of the major fast food retailers represented on Long Island and several 24 hour supermarkets



DEMOGRAPHIC INFORMATION	1 Mile	3 Miles	5 Miles
Population	19,937	123,306	283,523
Avg. HH Inc.	\$99,511	\$112,410	\$122,150
Total HH	6,933	40,419	92,218
Average HH Size	2.9	3.0	3.0

DEER CROSS SHOPPING CENTER | NORTH BABYLON, NEW YORK



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PROPERTY BUSINESSES

- | | |
|------------------------------|------------------------|
| 1. Ocean State Job Lot | 10. Beauty Supply |
| 2. Lemon Tree Haircutters | 11. Caring People |
| 3. Nail Salon | 12. Liquor Store |
| 4. Lashfield Beauty | 13. Davis Vision |
| 5. Beach Bum Tanning | 14. Italian Restaurant |
| 6. Available 1,700 sf | 15. Dry Cleaner |
| 7. Medical | 16. Laundromat |
| 8. UPS Store | 17. Jujitsu |
| 9. Bagel Store | 17. Verizon Wireless |

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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.