



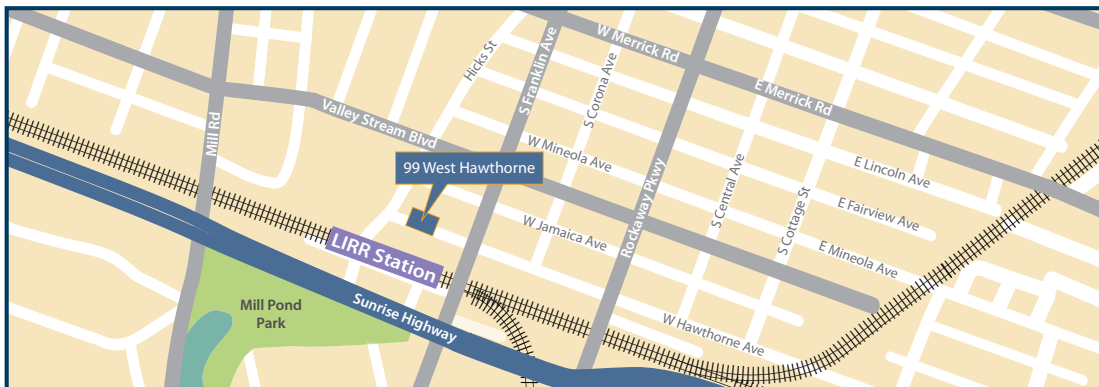
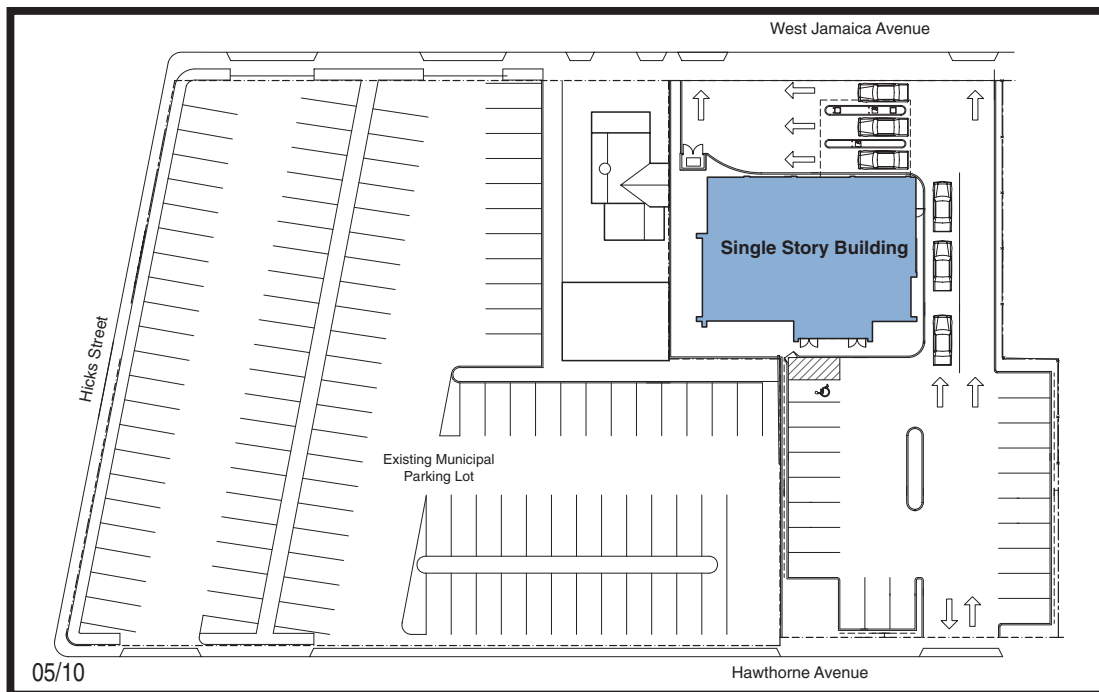
PHILIPS INTERNATIONAL®

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# Valley Stream, New York Long Island (Nassau County)

## 99 West Hawthorne Avenue

**PROPOSED FREESTANDING BUILDING  
WITH DRIVE THRU - 4,100 SF AVAILABLE**  
**LARGE PYLON WITH  
SUNRISE HIGHWAY VISIBILITY  
DIRECTLY ACROSS FROM LIRR STATION**



### PHILIPS INTERNATIONAL

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### DEMOGRAPHICS 2008

	1 MILE	3 MILES	5 MILES
Population	31,172	253,386	718,677
Average HH Income	\$90,938	\$95,419	\$85,851
Total HH	10,338	82,529	231,636
Median Age	40.11	39.89	38.43

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.