

ACQUISITIONS

DEVELOPMENT

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

## **1010 CENTRAL AVENUE**

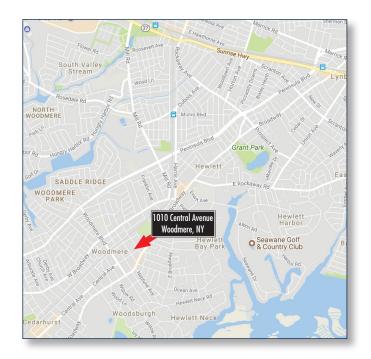
### WOODMERE, NASSAU COUNTY, NEW YORK



#### **PROPERTY OVERVIEW**

- Located in Nassau County at the intersection of Central Avenue and Irving Place in Woodmere, New York
- Municipal parking directly across the street
- Prime corner offers outstanding visibility
- Surrounding Towns: Hewlett, Lawrence, Cedarhurst, East Rockaway
- High visibility, high trafficked, prime corner location in the affluent Five Towns section of Nassau County

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<ul> <li>Population</li> </ul>	19,374	70,757	165,786
<ul> <li>Average HH Income</li> </ul>	\$173,544	\$155,744	\$130,127
<ul> <li>Total HH</li> </ul>	6,190	22,925	53,879
<ul> <li>Median Age</li> </ul>	40.1	39.8	38.5



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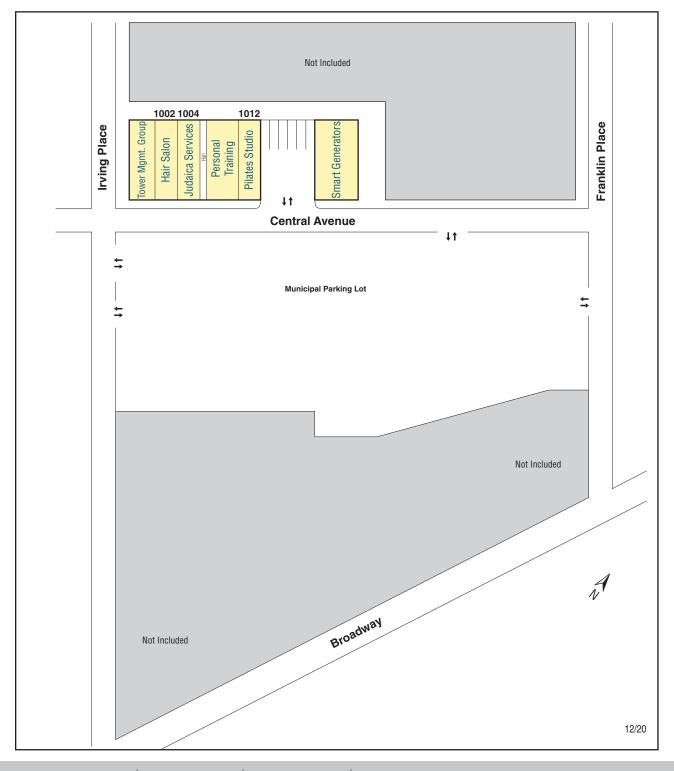
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MANAGEMENT

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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.

