

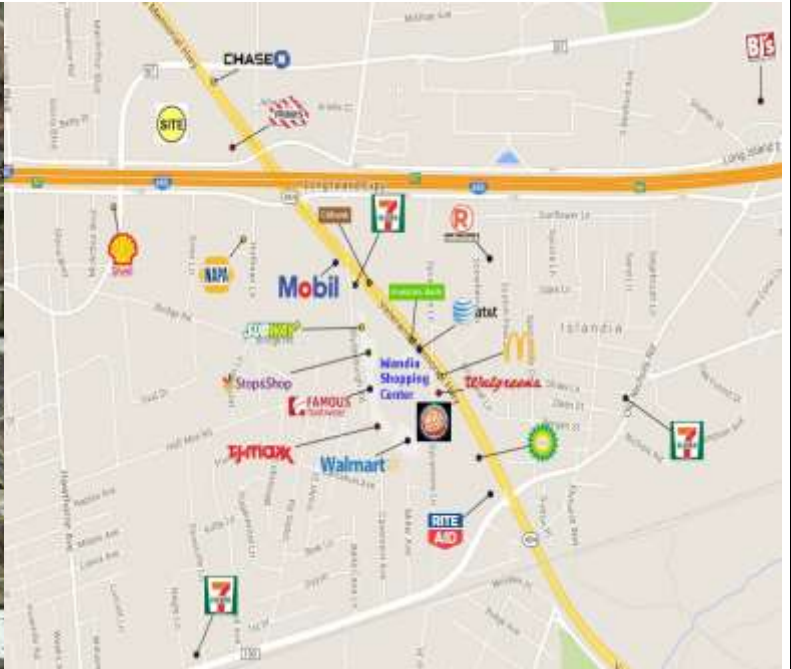
EXCLUSIVE PRIME MIX USE OFFERING

S/W/C MOTOR PARKWAY & VETERANS MEMORIAL HIGHWAY, ISLANDIA, NY 11749

AERIAL VIEW



RETAILER MAP



CONTACT:

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BUILDING SPECIFICATIONS

- APPROX. 12.66 +/- ACRES
- ASKING RENT UPON REQUEST
- APPROVED PLAN FOR RESTAURANT PADS, RETAIL, ASSISTED LIVING AND HOTELS
- OWNER WILLING TO GROUND LEASE ENTIRE PARCEL AND/OR A PORTION TO GROUND LEASE
- NEIGHBORING TENANTS INCLUDE WALDBAUMS, TGI FRIDAYS, STOP & SHOP, WAL-MART, WALGREENS, RITE AID AND MANY OTHERS
- MOTOR PKWY – 11K VPD
- VETERANS MEMORIAL HWY – 33K VPD

DEMOGRAPHICS

<u>Radius</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	9,226	90,130	250,694
# of Households	3,260	27,892	76,490
Avg. HH Income	\$94,201	\$105,713	\$108,279
Daytime Pop	8,927	61,969	140,805



May 27, 2015

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SITE PLAN



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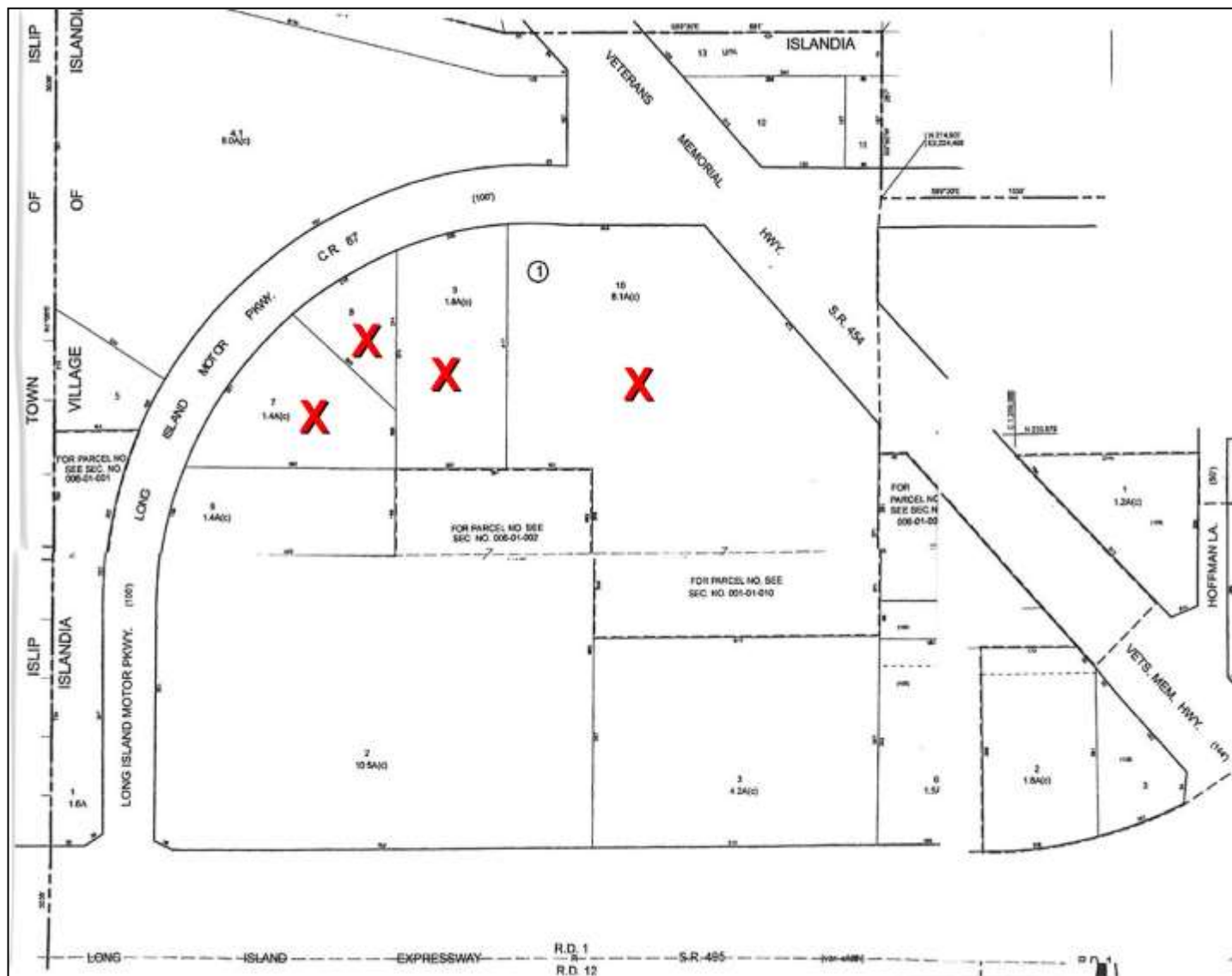
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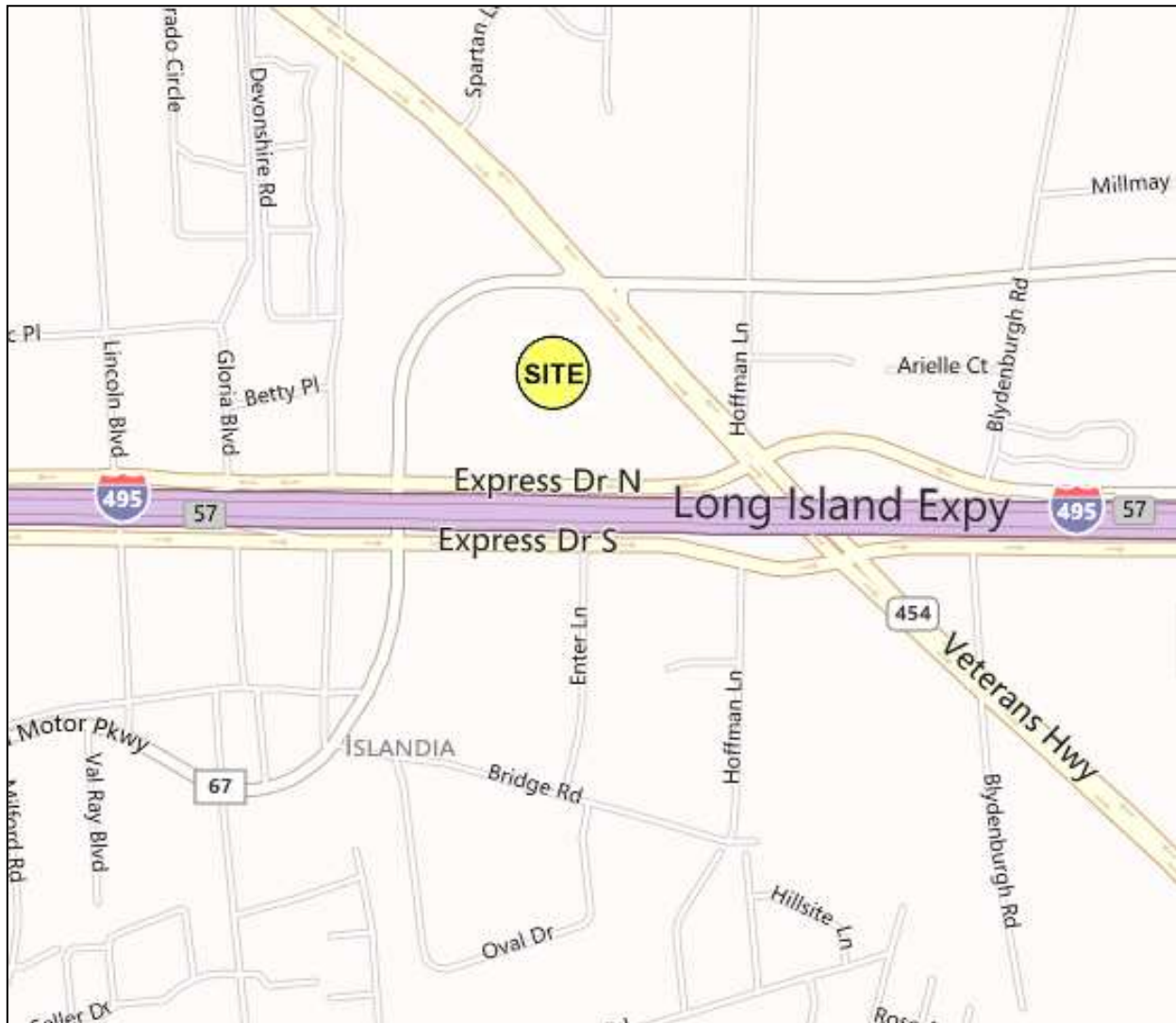
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AREA MAP



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