



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

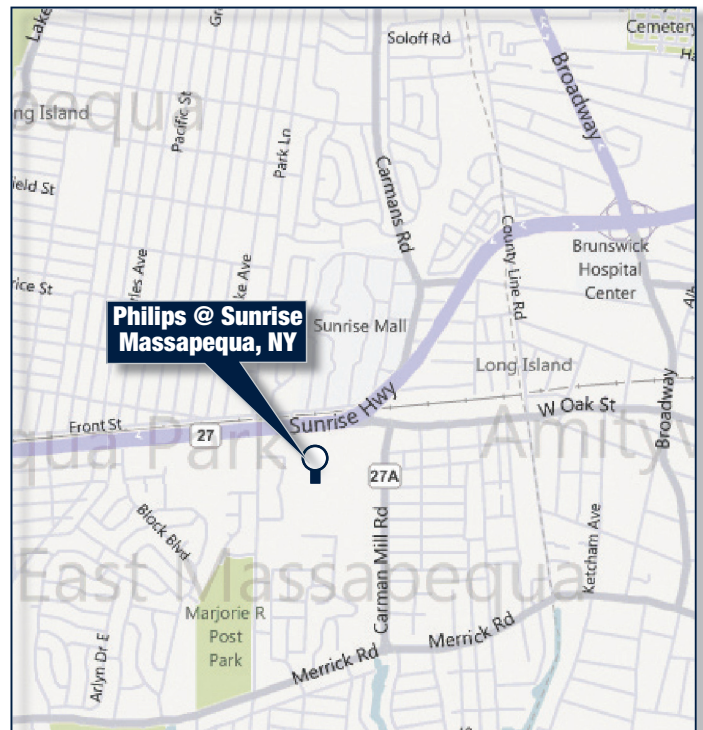
PHILIPS @ SUNRISE

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, Burlington, Petco, Raymour & Flanigan, Famous Footwear, Wren Kitchens 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 |

CONTACT: Andrew Aberham | T: 212-951-3833 | F: 212-545-1355 | aaberham@pihc.com

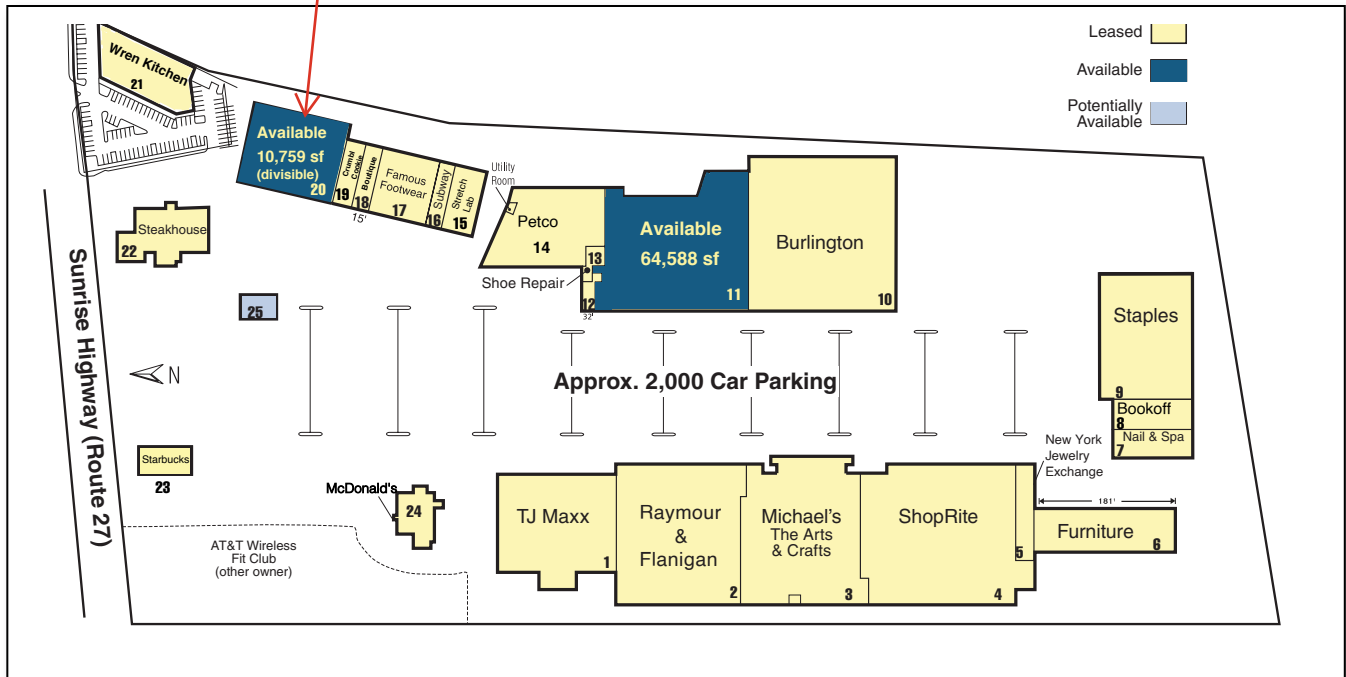




PHILIPS @ SUNRISE

MASSAPEQUA, NEW YORK

NEW AVAILABILITY | PRIME LOCATION



PROPERTY BUSINESSES

- | | |
|---------------------------------|-----------------------------------------|
| 1. TJ Maxx | 13. Shoe Repair |
| 2. Raymour & Flanigan | 14. Petco |
| 3. Michaels Arts & Crafts | 15. Stretch Lab |
| 4. ShopRite | 16. Subway |
| 5. New York Jewelry Exchange | 17. Famous Footwear |
| 6. Furniture | 18. Blu Poppy Boutique |
| 7. Nail & Spa | 19. Crumbl Cookies |
| 8. Bookoff | 20. Available: 10,759 sf |
| 9. Staples | 21. Wren Kitchen |
| 10. Burlington | 22. Steakhouse |
| 11. Available: 64,588 sf | 23. Starbucks |
| 12. Liquor Store | 24. McDonald's |
| | 25. Potentially Available 489 sf |



CONTACT: Andrew Aberham | T: 212-951-3833 | F: 212-545-1355 | aaberham@pihc.com

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.

