



PHILIPS @ SUNRISE

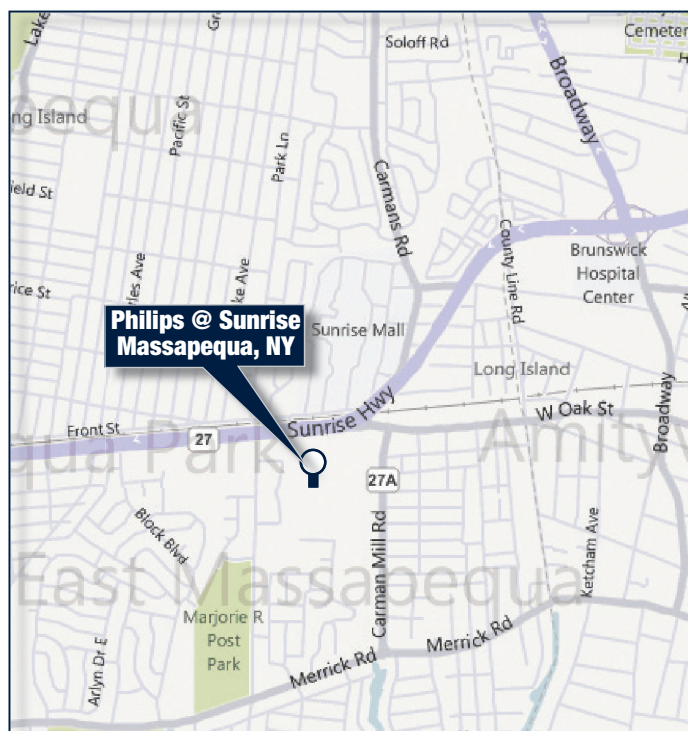
MASSAPEQUA, NEW YORK



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

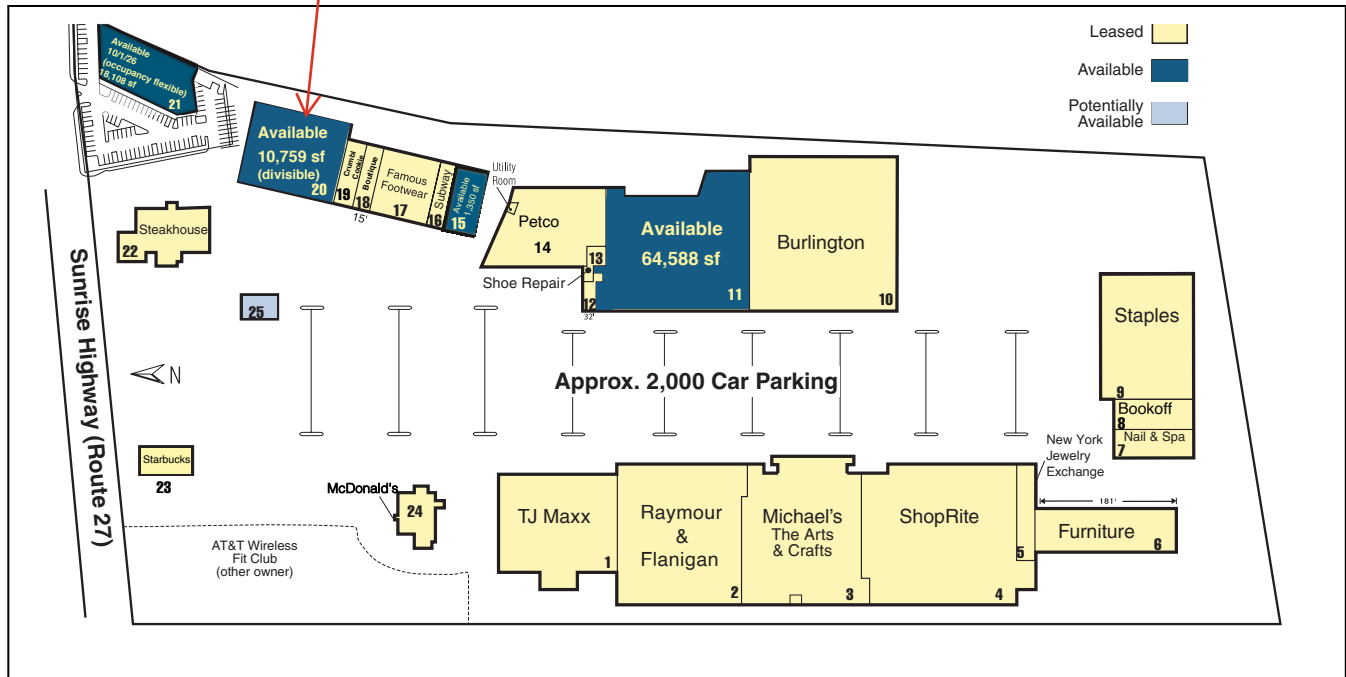




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NEW AVAILABILITY | PRIME LOCATION



PROPERTY BUSINESSES

1. TJ Maxx
2. Raymour & Flanigan
3. Michaels Arts & Crafts
4. ShopRite
5. New York Jewelry Exchange
6. Furniture
7. Nail & Spa
8. Bookoff
9. Staples
10. Burlington
11. Available: 64,588 sf
12. Liquor Store
13. Shoe Repair
14. Petco
15. Available: 1,350 sf
16. Subway
17. Famous Footwear
18. Blu Poppy Boutique
19. Crumbl Cookies
20. Available: 10,759 sf
21. Available 10/1/26 18,108 sf
22. Steakhouse
23. Starbucks
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.

Philips International | 40 Cutter Mill Road, Suite 405, Great Neck, NY 11021

