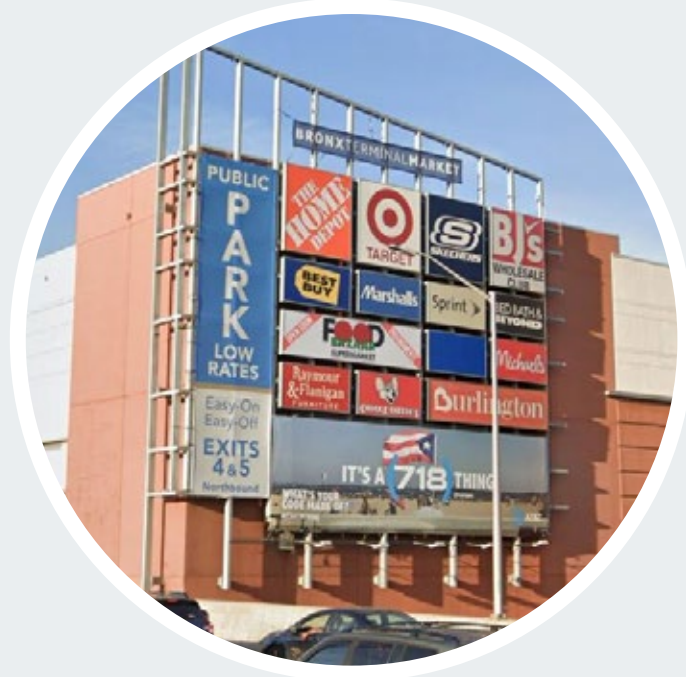


NYC OPPORTUNITY

This package will describe a new opportunity to lease spaces of approximately 37,692 SF, 22,324 SF (divisible in half), and smaller sized stores also now available at the historically reknown Bronx Terminal Market. For decades this site was a fulfillment center for all fruit and produce distributed throughout NYC. Today after being developed by the Related Companies, it is a 900,000 SF retail project with over 2,300 cars of parking and a brand new Food Bazaar, a state of the art grocery store which at 81,300 SF is the largest grocery store in the Bronx.

NUMEROUS SIGNAGE OPPORTUNITIES



BRONX TERMINAL MARKET

affectionately known as "BTM"

STACKING PLAN



SUBWAY & BUS

- New York City Subway: 2, 4, 5, B, D trains
- Metro-North: Hudson Line
- BUS: Bx1, Bx2, Bx19, Bx6, Bx13

HIGHWAY ACCESS & PARKING

Located right off exits 4,5, and 6 on the NY State Thruway, the Bronx Terminal Market borders the new Yankee Stadium and the Bronx's popular new waterfront park. Plus there are 2,300 parking spaces when people pull off the highway.

POPULATION SUMMARY

With approximately 1.4 million residents, if the Bronx were a city, it would rank seventh in terms of total population.

2,183,429 people ...

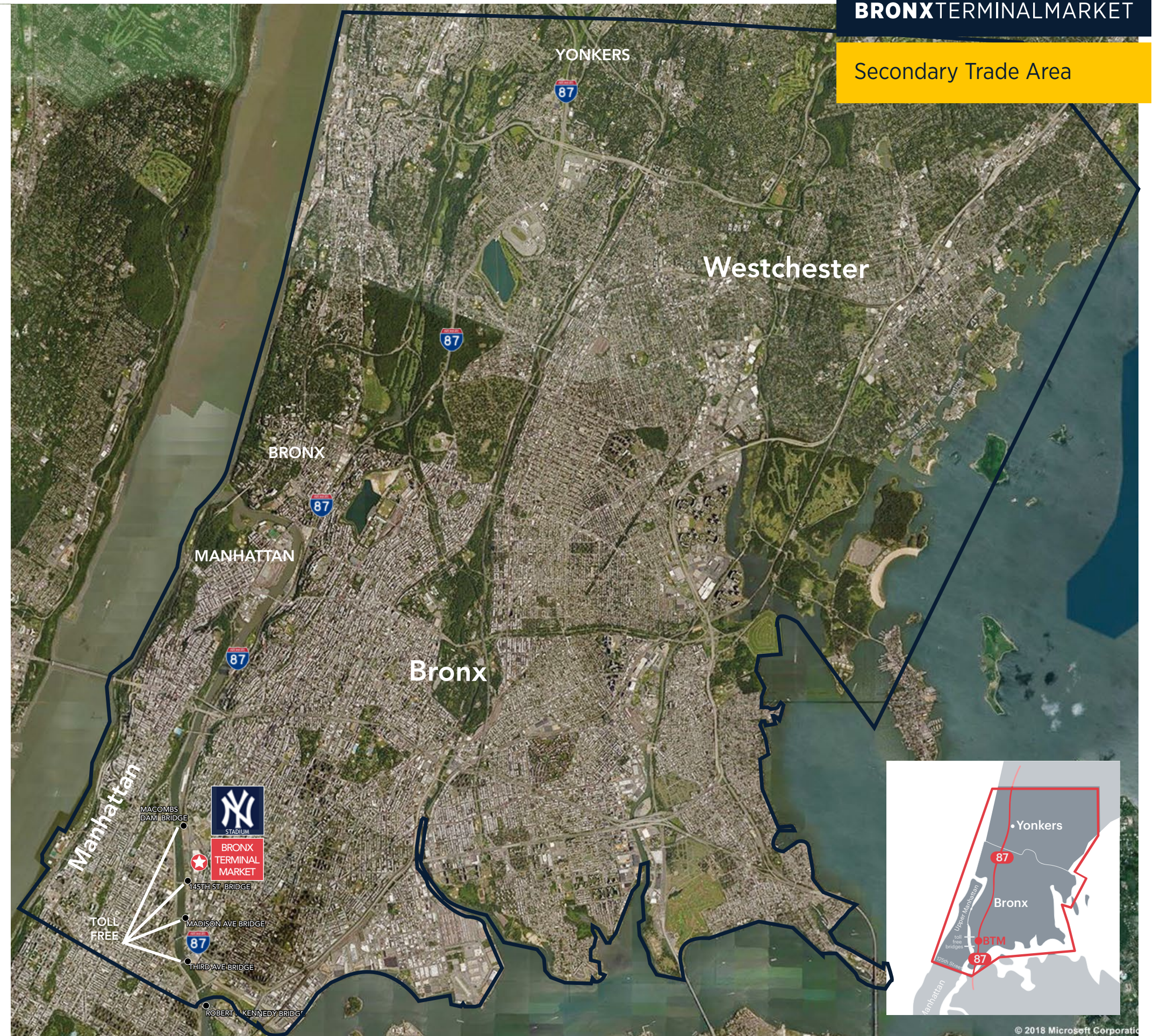
In the blue polygon, which is the broader trade area we see for Bronx Terminal Market, there are 2,183,429 people.

Given Bronx Terminal has ideal NYS Thruway (I-87) access, mass transit and parking it's not a reach to assume customers will come from the broader trade area.

And it's an underretailed trade area...

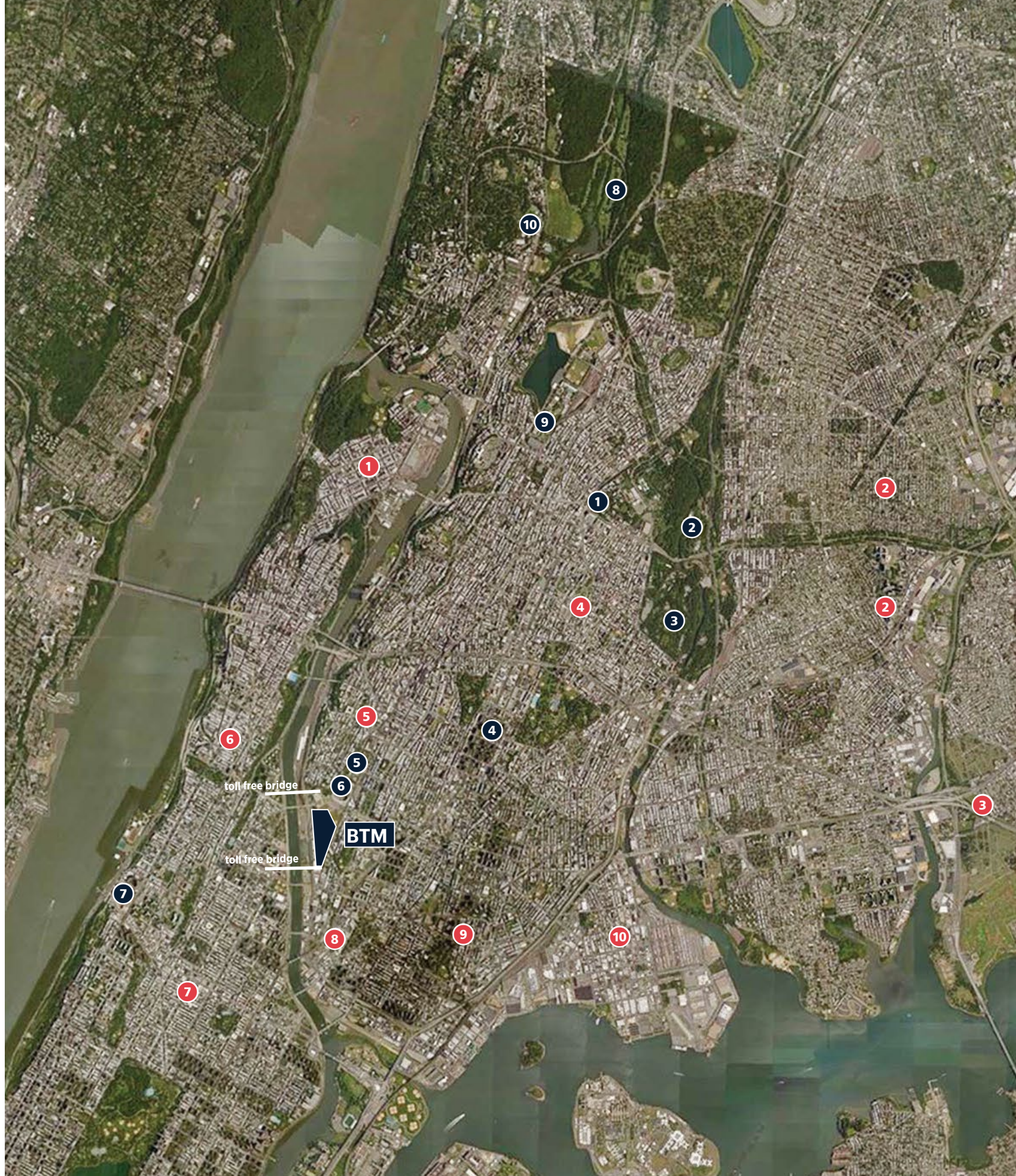
Within this trade area, there are;

- 0 Walmart's
- 2 Kmart's
- 4 Targets
- 2 Costco's
- 3 BJ's Wholesale Club



BTM and it's surroundings have a surprising number of cultural and educational institutions...

- 1 Fordham University
- 2 Bronx Botanical Gardens
- 3 Bronx Zoo
- 4 The Hub
- 5 Yankee Stadium
- 6 Heritage Field
- 7 Columbia University Expansion
- 8 Van Cortlandt Park
- 9 Lehman College
- 10 Manhattan College



BRONX TERMINAL MARKET

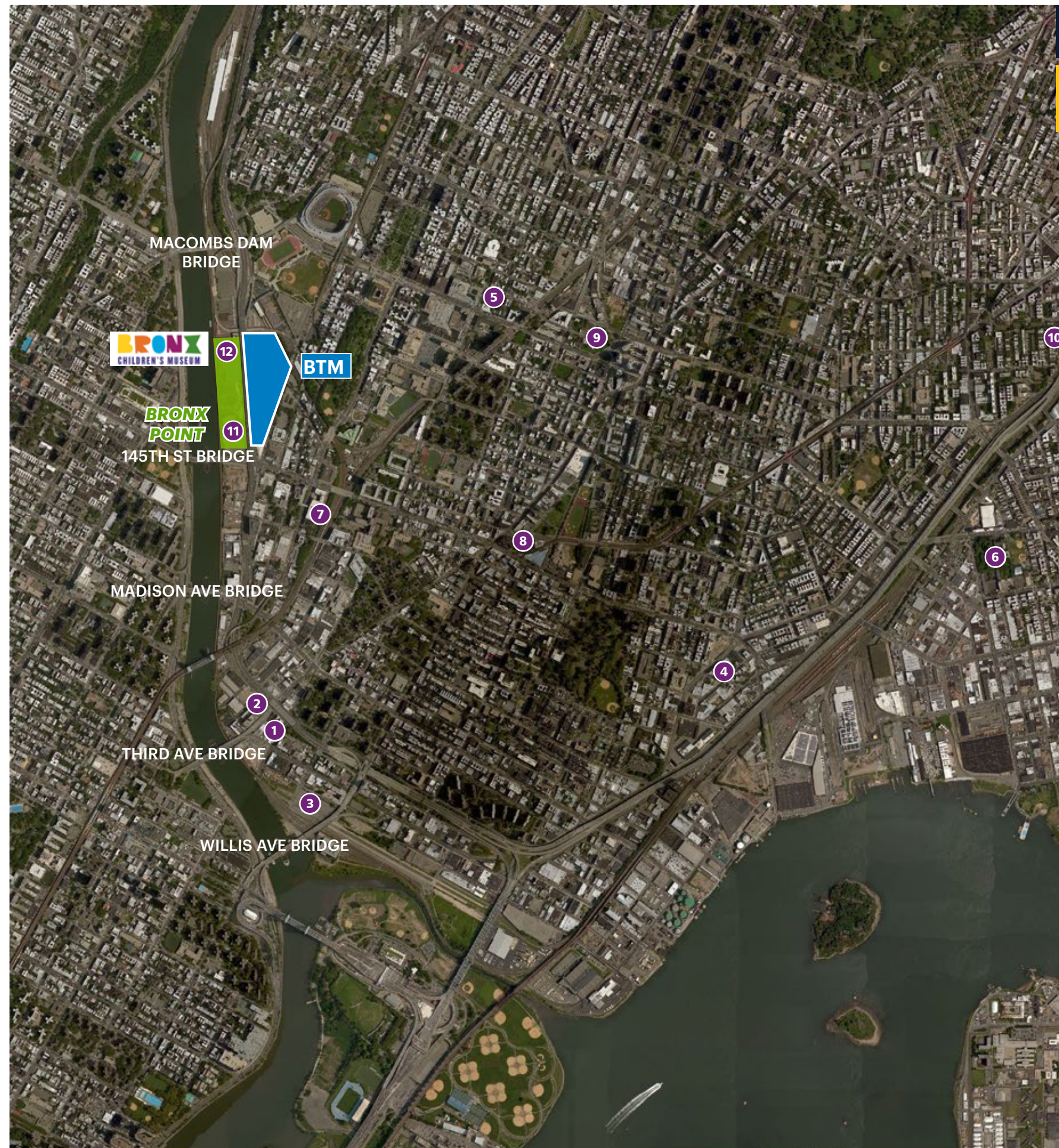
Neighborhoods/Points of Interest

and neighborhoods...

- 1 Riverdale
- 2 Pelham
- 3 Throggs Neck
- 4 Arthur Ave
- 5 High Bridge
- 6 Washington Heights
- 7 Upper Manhattan
- 8 Mott Haven (Growing Artist Colony)
- 9 South Bronx (SOBRO)
- 10 Hunts Point

Future development projects around the area...

- 1 101 Lincoln Avenue - Brookfield Properties**
Three 24-story buildings and a 22-story building that will sit on top of a six and seven-story base. 849 apartments, 20,500 SF of retail.
- 2 2401 Third Ave - Brookfield Properties**
25-story standalone tower, and a 25-story and 16-story building that will sit on top of an eight-story base. This phase of development will also include 430 apartment rentals (studios through three-bedrooms) and a 175-car garage.
- 3 Soccer Stadium Development - Related Cos and Somerset Partners**
\$700m mixed use development which will include a 26,000 seat stadium, 550 affordable apartments, a 25,000 SF medical facility and 150,000 SF retail.
- 4 Crossroads Plaza - Douglaston Dev Co**
425-unit mixed-use development consisting of 3 apartment buildings, 60,000 sf of retail and a children's playground.
- 5 Concourse Village - L&M Development**
12-story building with 126 apartments.
- 6 The Peninsula - The Point CDC**
740 apartment units and 50,000 SF of light industrial space, 15,000 SF of commercial space and 53,000 SF of community facility space.
- 7 425 Grand Concourse - Trinity Financial**
24-story building with 241 apartments and space for a supermarket, social services, a cultural center and charter school.



BRONX TERMINAL MARKET

New Projects

- 8 La Central**
5 buildings with 992 apartments, a YMCA, skate park and an observatory for the Bronx High School of Science.
- 9 Bronx Commons - BFC Partners**
305 apartments, Bronx Music Hall, a 14,000 SF cultural and educational space with approximately 300 seats; and 22,000 SF of commercial space.
- 10 1125 Whitlock Avenue - Ader Group**
Two 14-Story buildings with 474 apartments.
- 11 Bronx Point - L&M Development**
A mixed use development on one of the largest remaining City owned parcels of land which will be completed in 2022 and will include:

 - a) the Universal Hip-Hop Museum
 - b) 1,045 housing units
 - c) Multiplex Theatre
 - d) Food and beverage hall and incubator
 - e) Education space
 - f) Waterfront esplanade and outdoor performance venue
- 12 BRONX CHILDREN'S MUSEUM**
Across the street from Bronx Terminal Market; will open in 2020. Will serve 75,000 Bronx residents per year, many of whom will park at BTM.



BRONX TERMINAL MARKET

Mass Transit

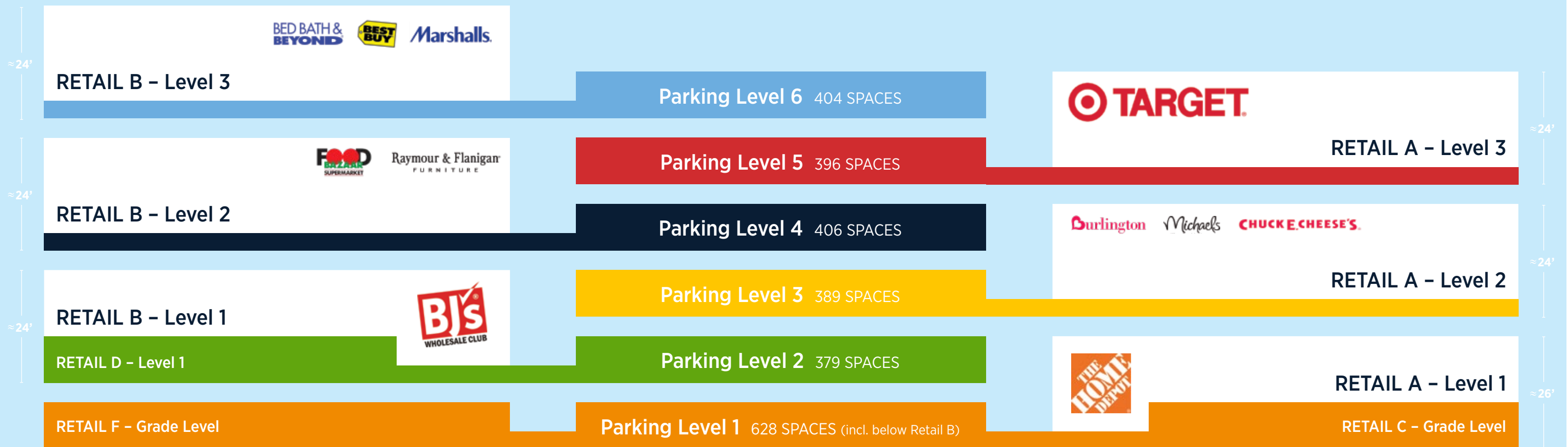


Building Layout and Parking

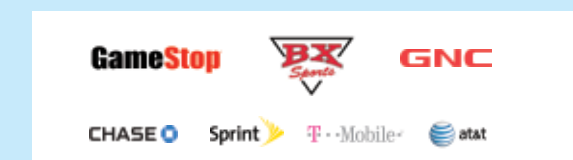
SOUTH RETAIL

PARKING

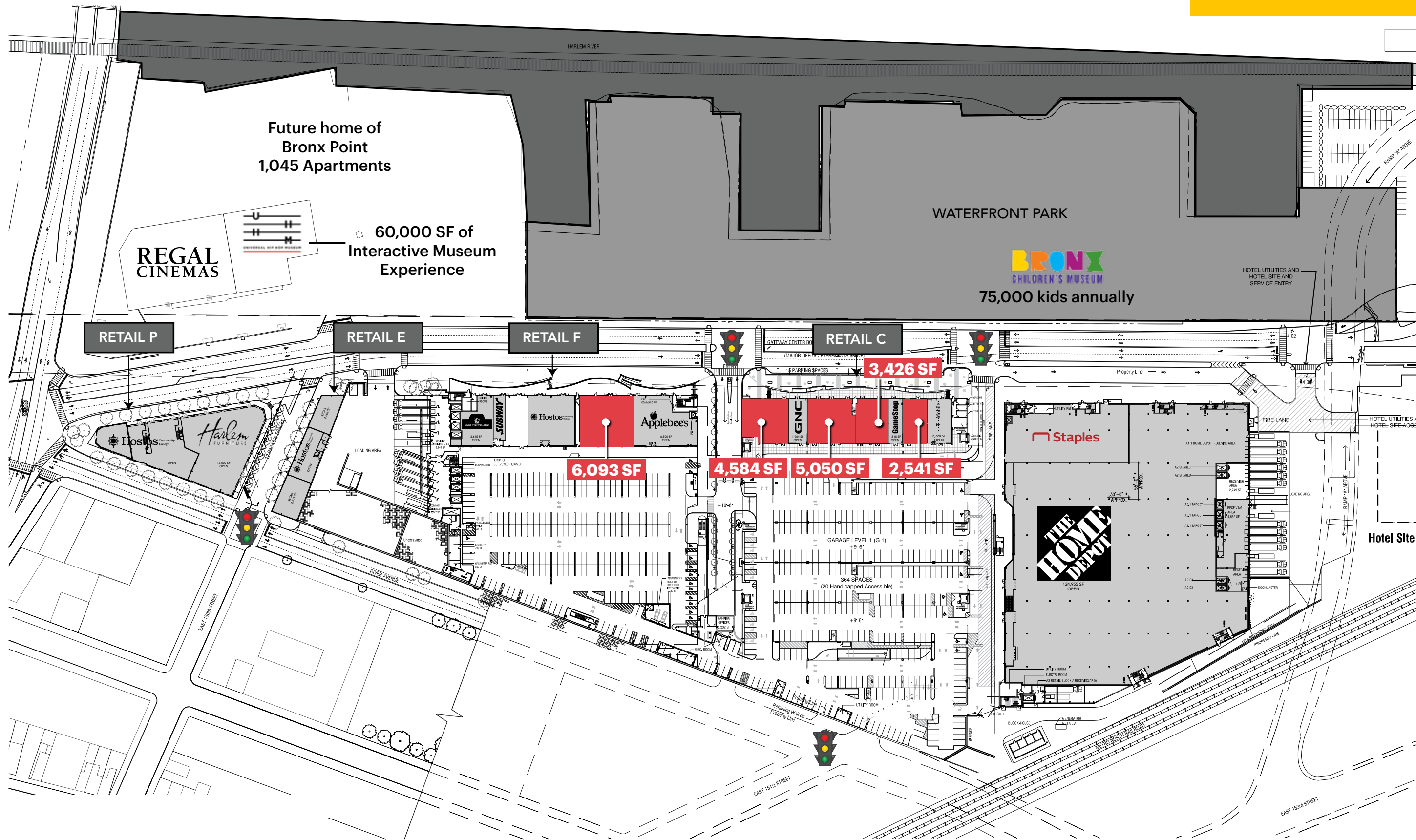
NORTH RETAIL

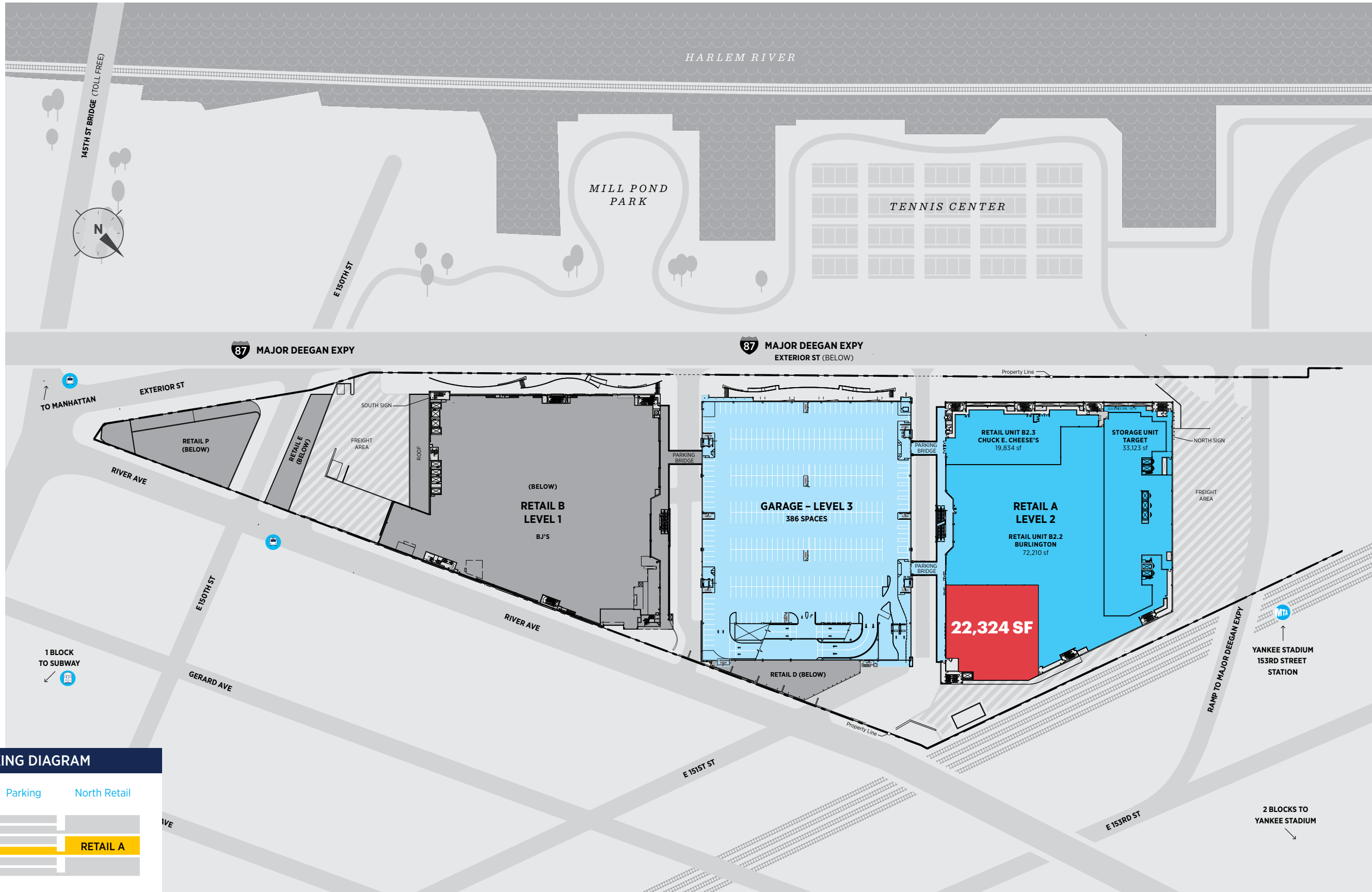


RIVER STREET

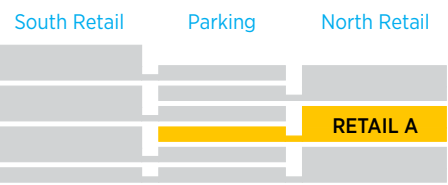


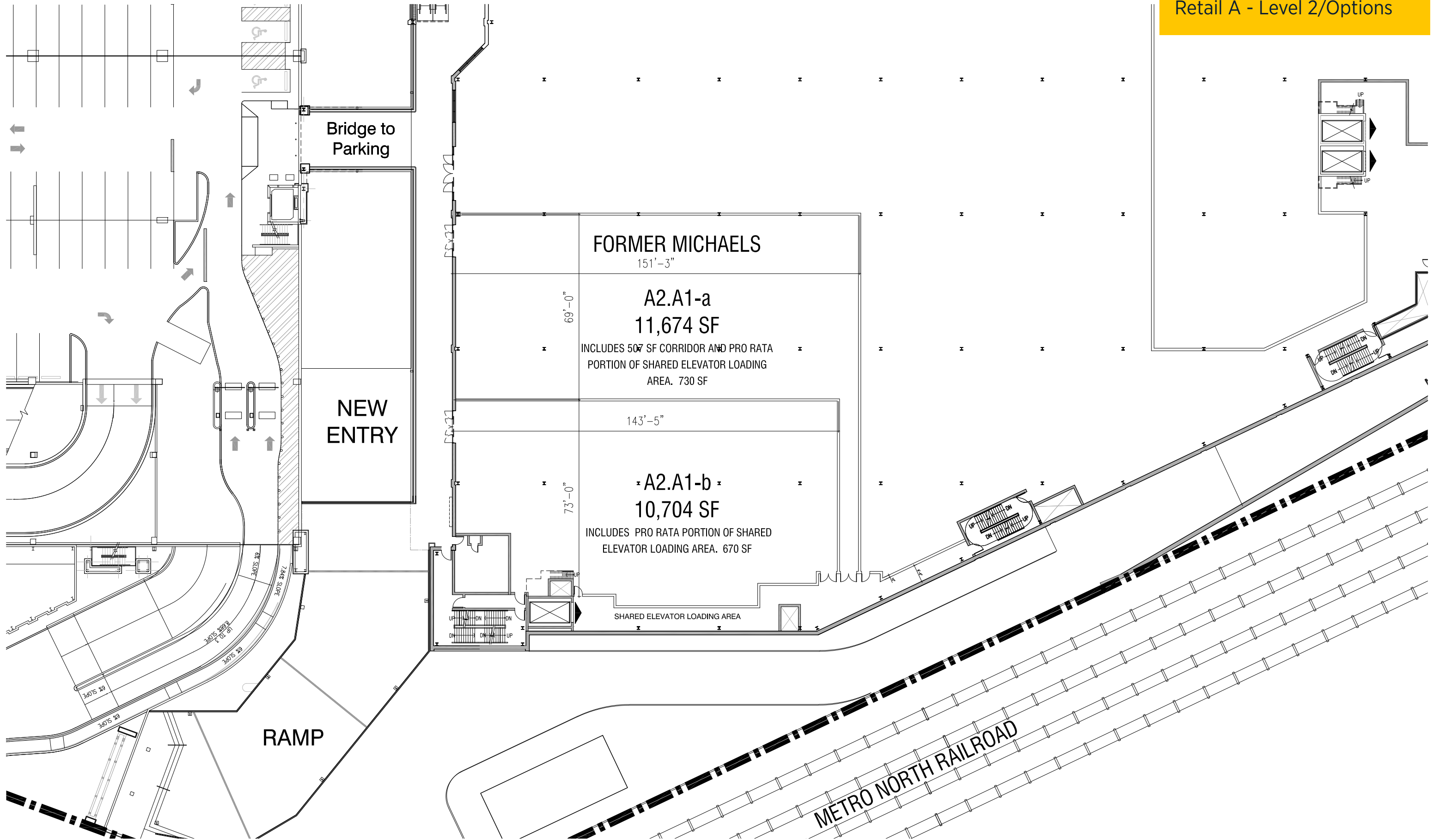
Total GLA: 900,000sf





STACKING DIAGRAM





Bridge to Parking

NEW ENTRY

RAMP

FORMER MICHAELS

151'-3"

A2.A1-a
11,674 SF

INCLUDES 507 SF CORRIDOR AND PRO RATA PORTION OF SHARED ELEVATOR LOADING AREA. 730 SF

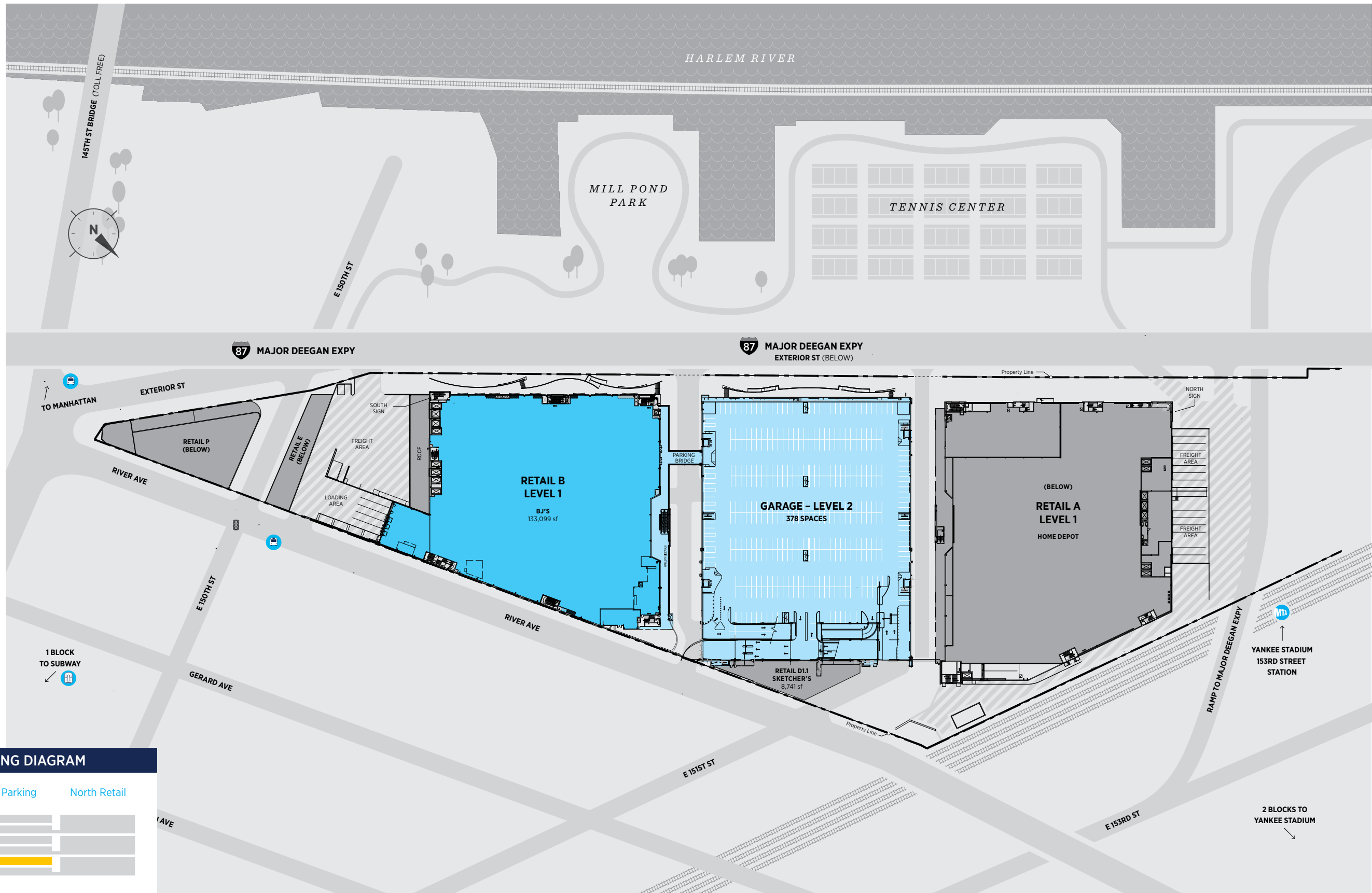
143'-5"

A2.A1-b
10,704 SF

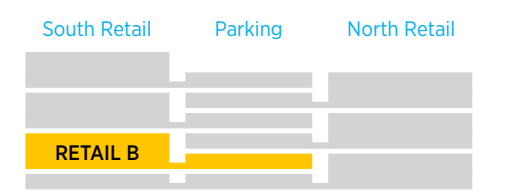
INCLUDES PRO RATA PORTION OF SHARED ELEVATOR LOADING AREA. 670 SF

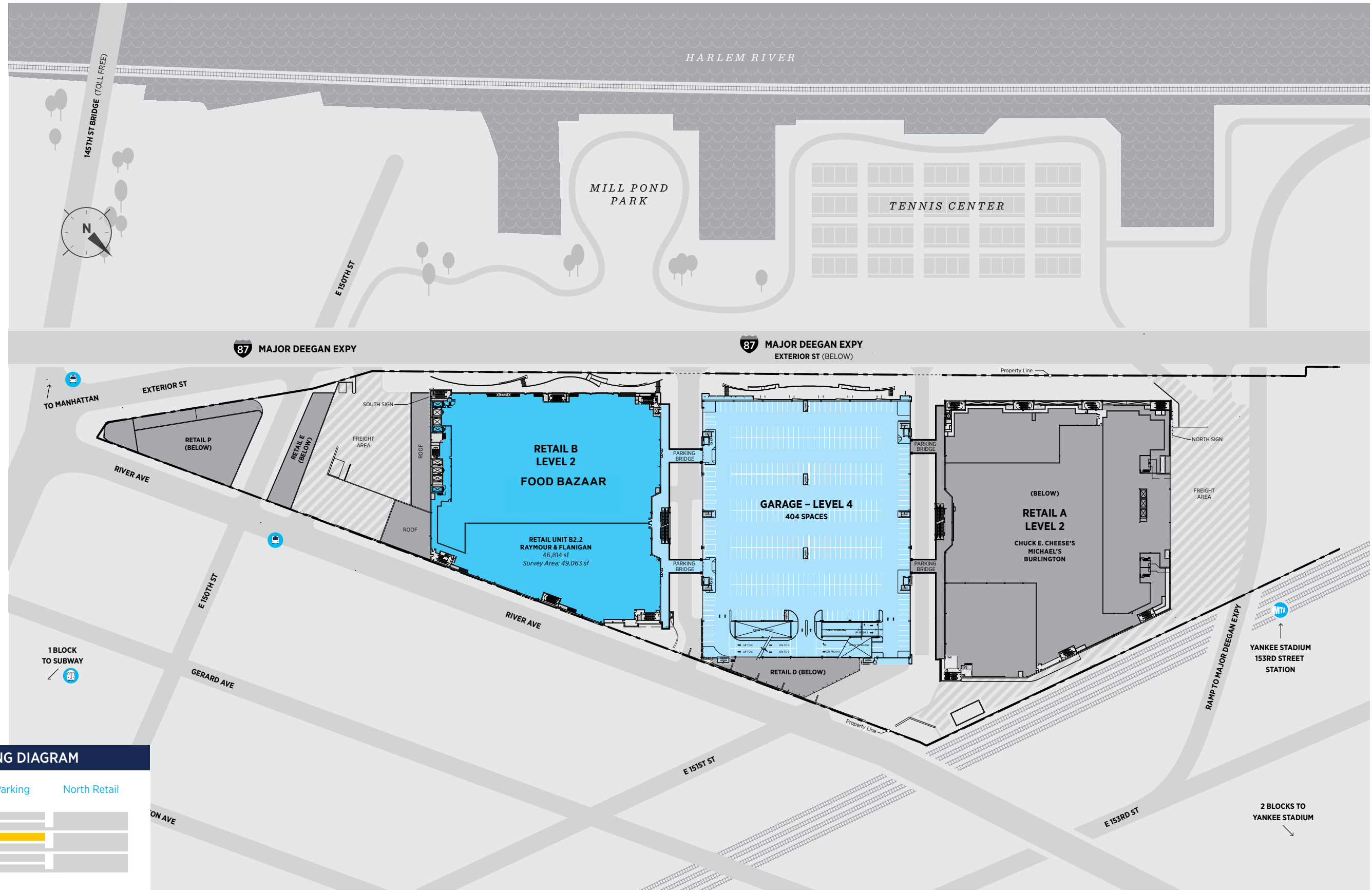
SHARED ELEVATOR LOADING AREA

METRO NORTH RAILROAD

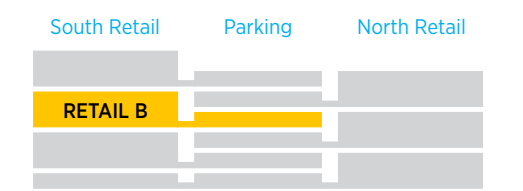


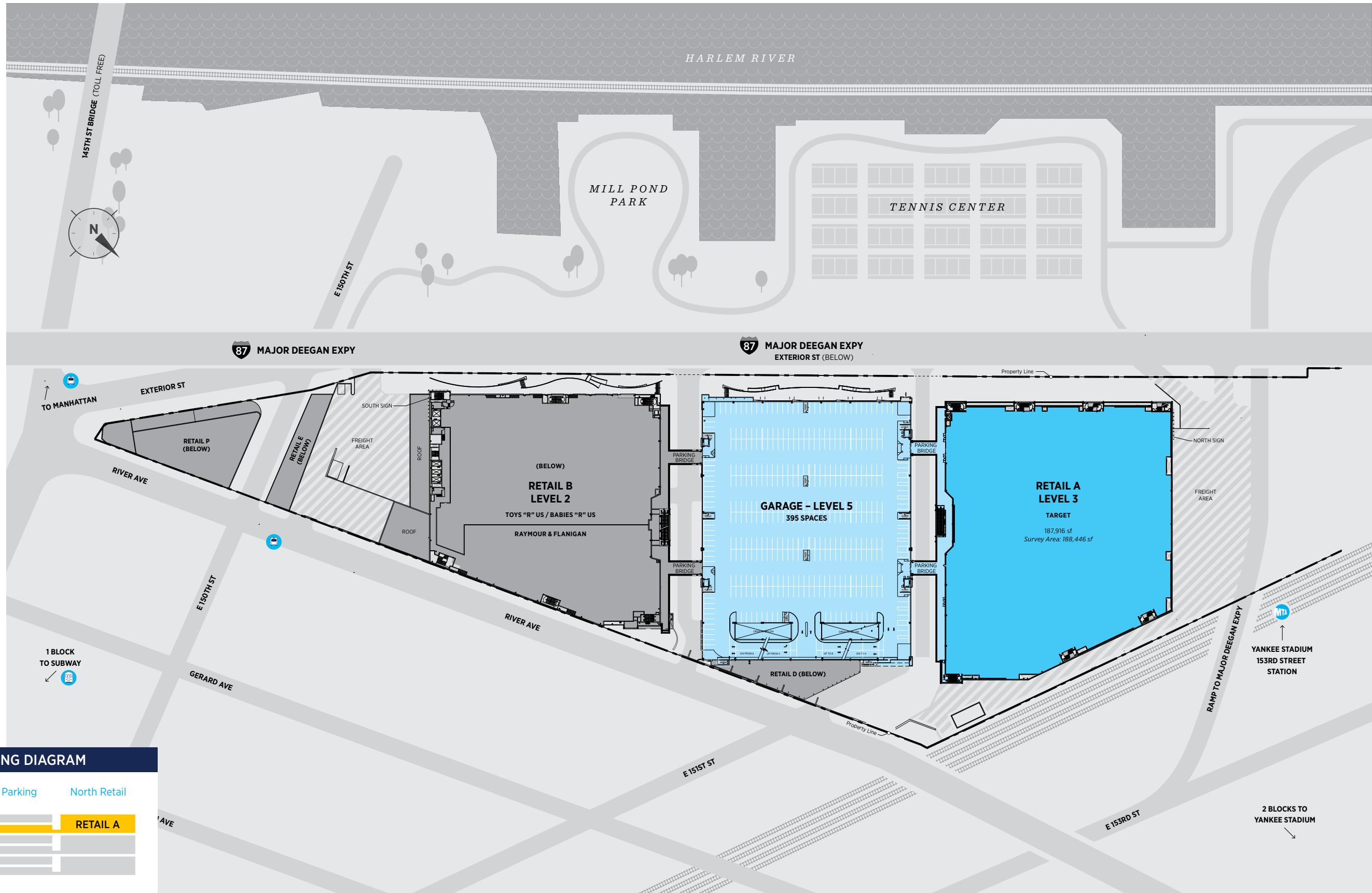
STACKING DIAGRAM



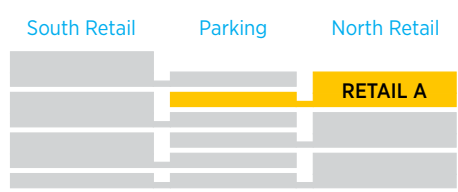


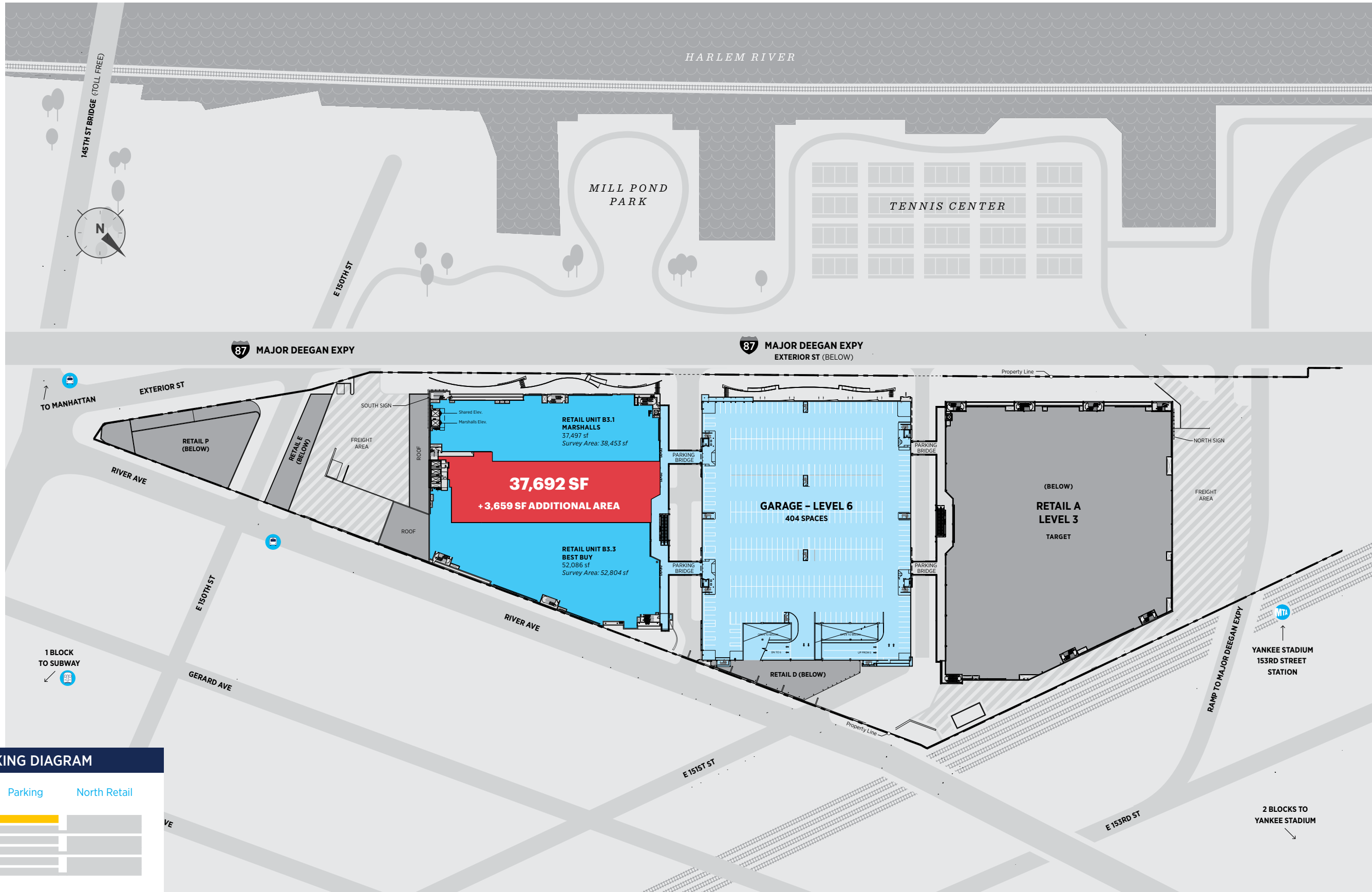
STACKING DIAGRAM





STACKING DIAGRAM





STACKING DIAGRAM

