



RETAIL SPACE

VALLEY STREAM, NY

REDEVELOPMENT OF THE FORMER TOYS R US/BABIES R US

300 WEST SUNRISE HIGHWAY

NOW LEASING THE SOON TO BE RE-DEVELOPED SITE OF THE
FORMER TOYS R US IN VALLEY STREAM

OPPORTUNITY FOR A LARGE FORMAT RETAILER TO ENTER
THE MOST SOUGHT AFTER TRADE AREA IN NEW YORK

STORE SIZE

Anchor Tenant: 20,000 SF up to 78,000 SF

Small Shops/Pads: TBD

ESTIMATED DELIVERY DATE

Fall 2022

HIGHLIGHTS

Extremely prominent location in the heart of Long Island's most
densely populated trade area

Adjacent to the 2.1M SF Green Acres Mall (Including Macy's, JC
Penney, Century 21, Kohl's, Target, Walmart, BJ's Wholesale Club,
Home Depot, Dick's Sporting Goods and Best Buy)

58,549 cars pass the site daily

Situated at the border of Queens and the south shore of Nassau
County, **there are over 1 Million people within a 10 Minute Drive
Time**

CONTACT EXCLUSIVE AGENT

BRIAN SCHUSTER

bschuster@ripcony.com

516.933.8880

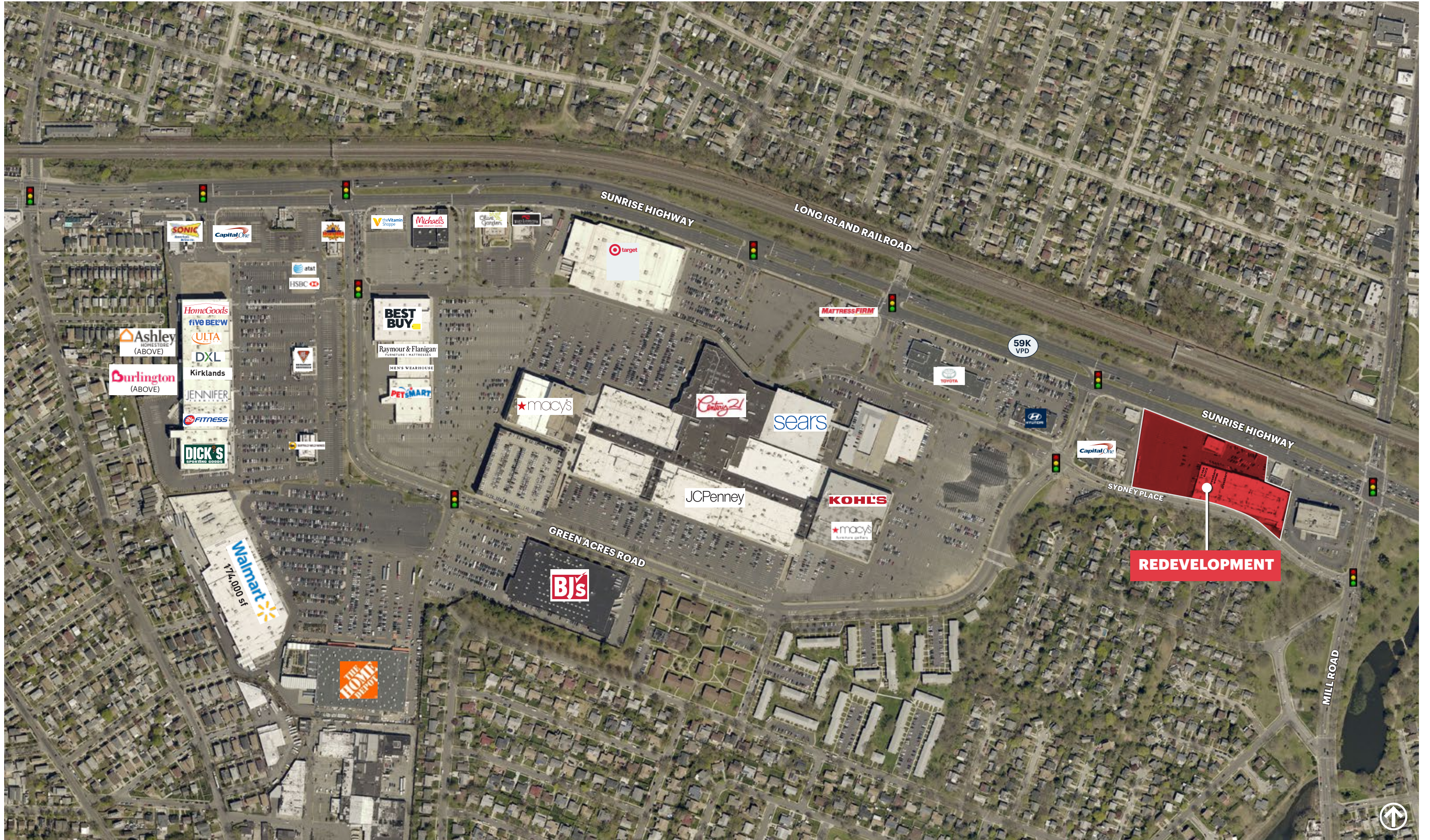
RIPCO
REAL ESTATE

100 Jericho Quadrangle
Suite 120
Jericho, NY 11753
516.933.8880

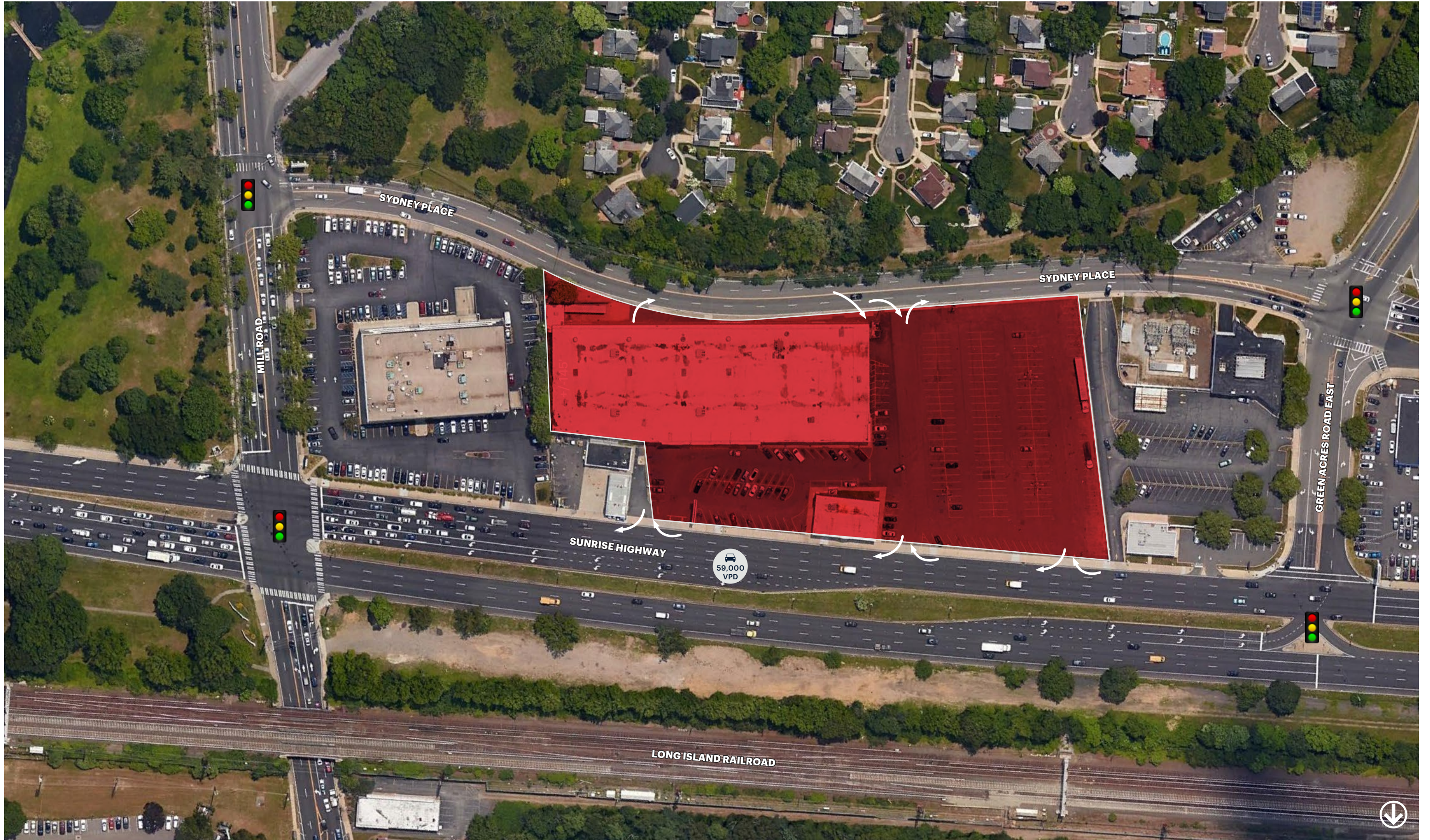
Please visit us at ripcony.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

MARKET AERIAL

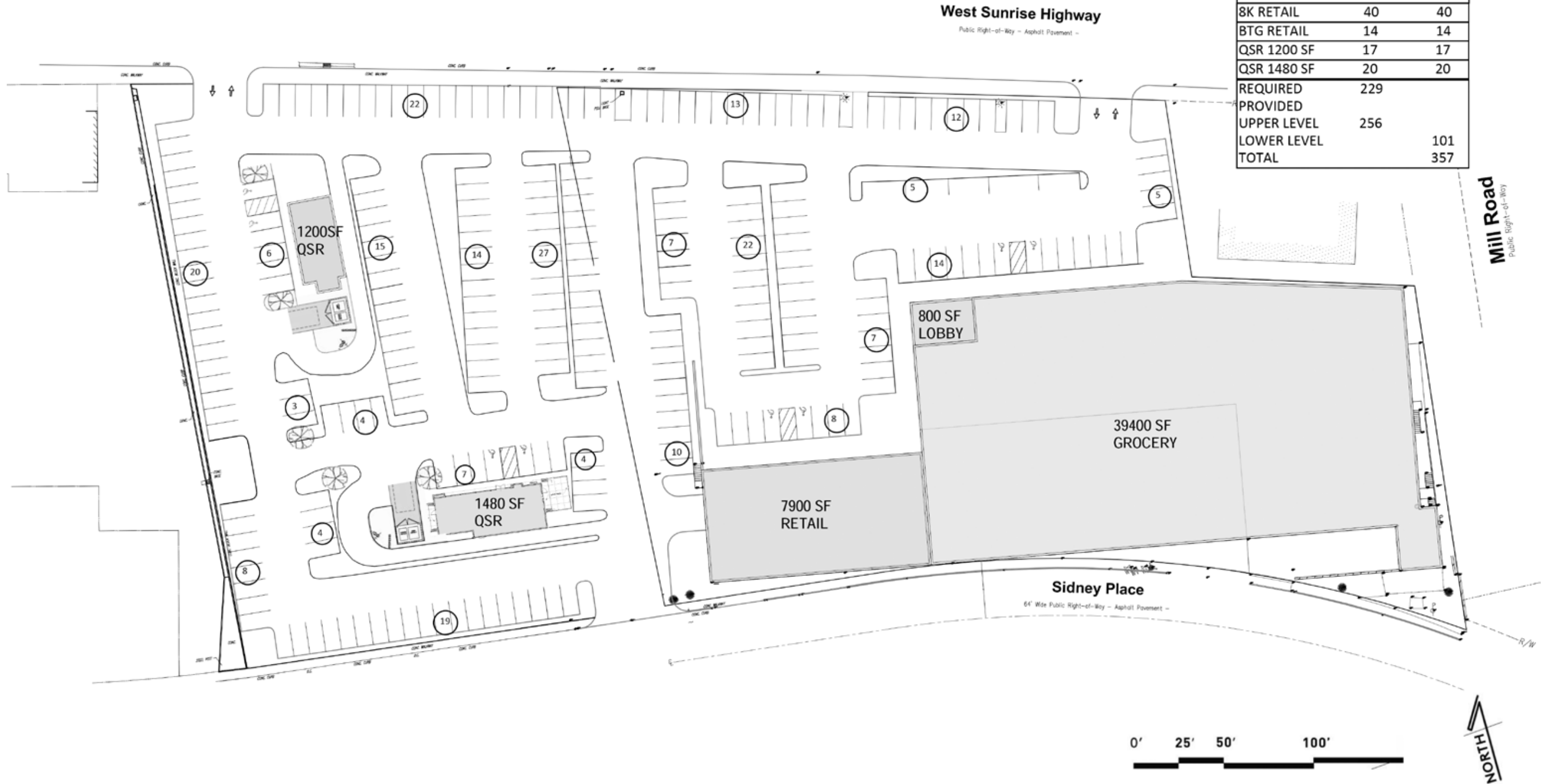


AERIAL VIEW/ACCESS



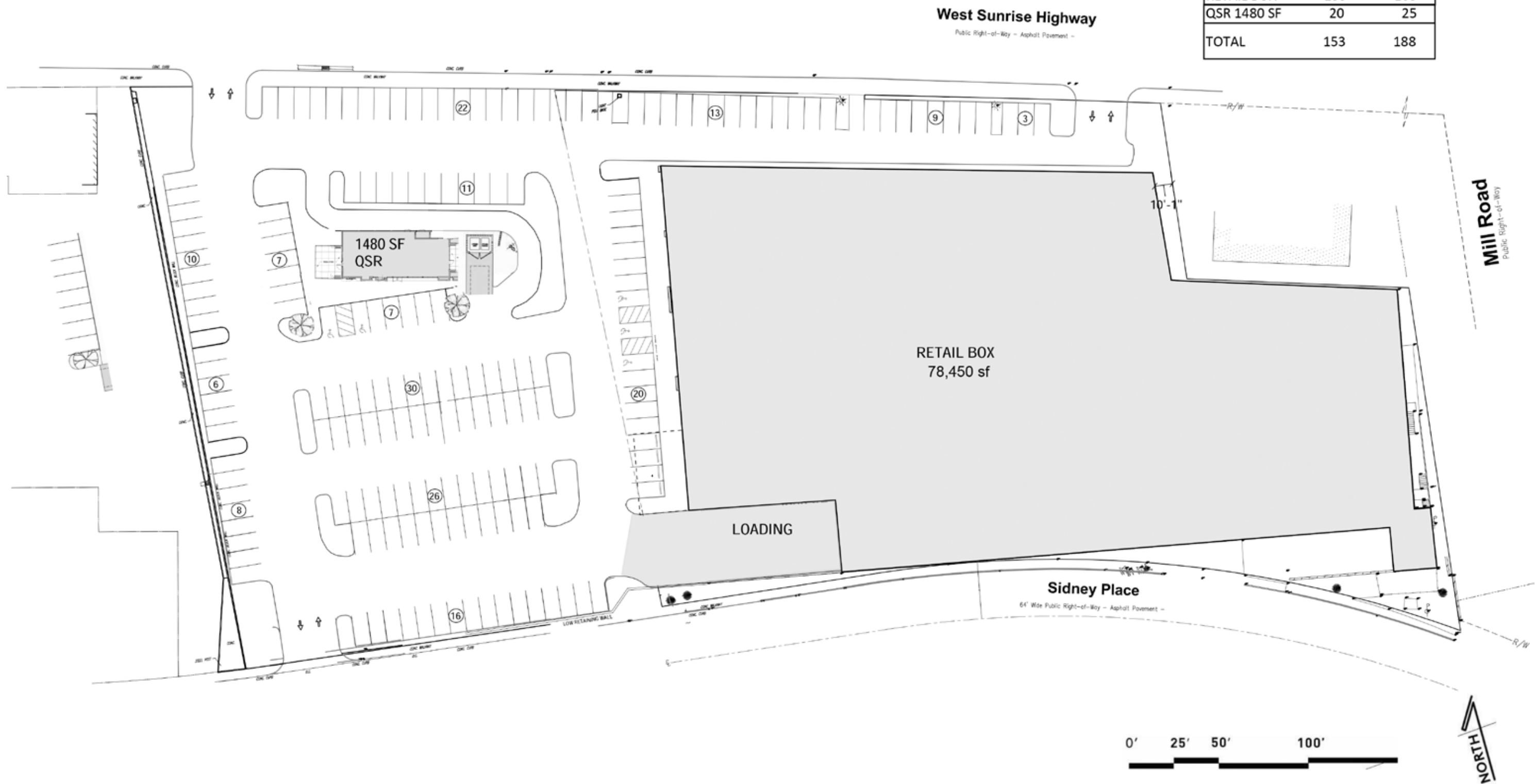
REDEVELOPMENT OPTION 1

PARKING TABULATION		
	REQUIRED	PROVIDED
GROCEER	138	138
8K RETAIL	40	40
BTG RETAIL	14	14
QSR 1200 SF	17	17
QSR 1480 SF	20	20
REQUIRED	229	
PROVIDED		
UPPER LEVEL	256	
LOWER LEVEL		101
TOTAL		357

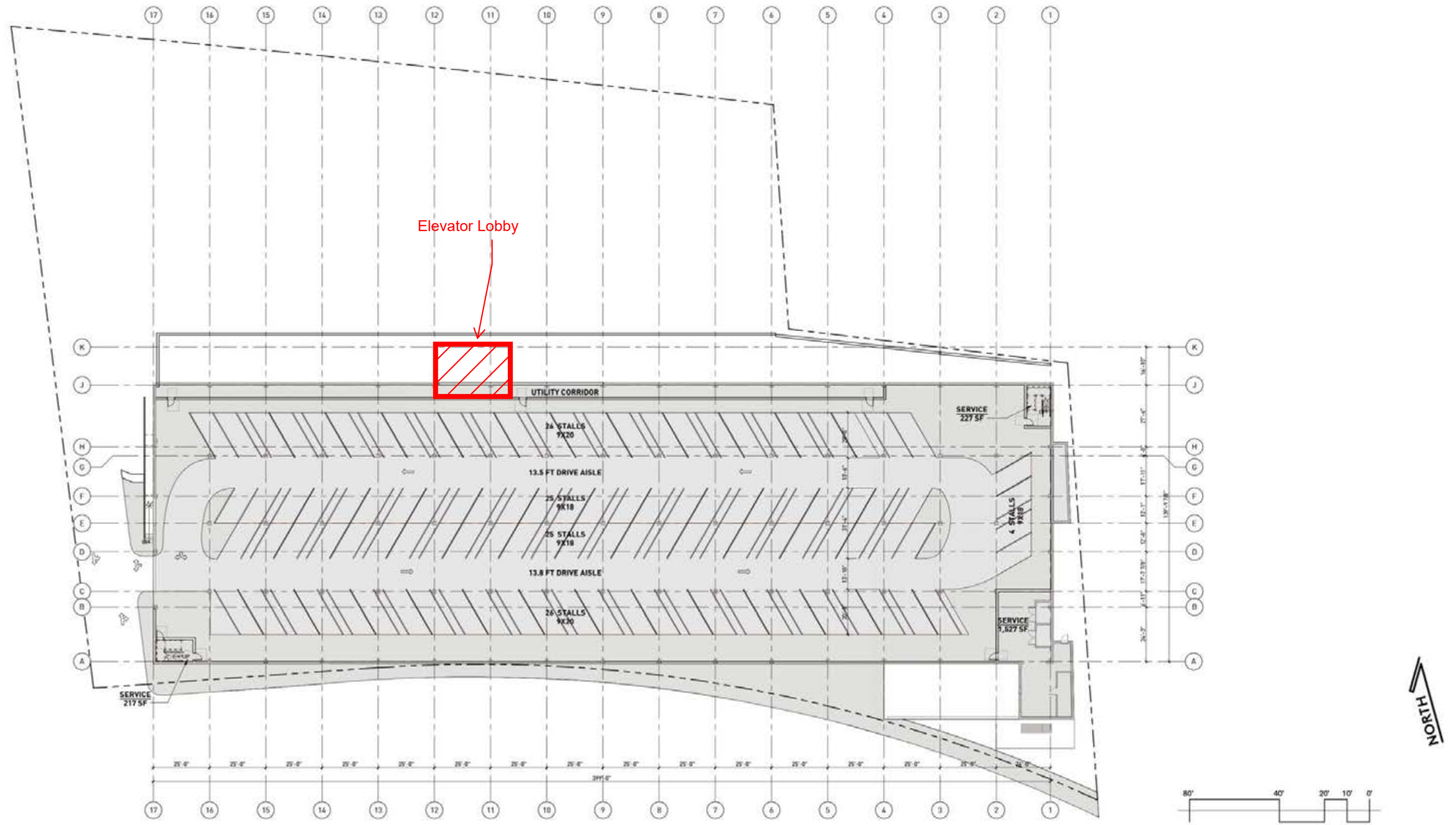


REDEVELOPMENT OPTION 2

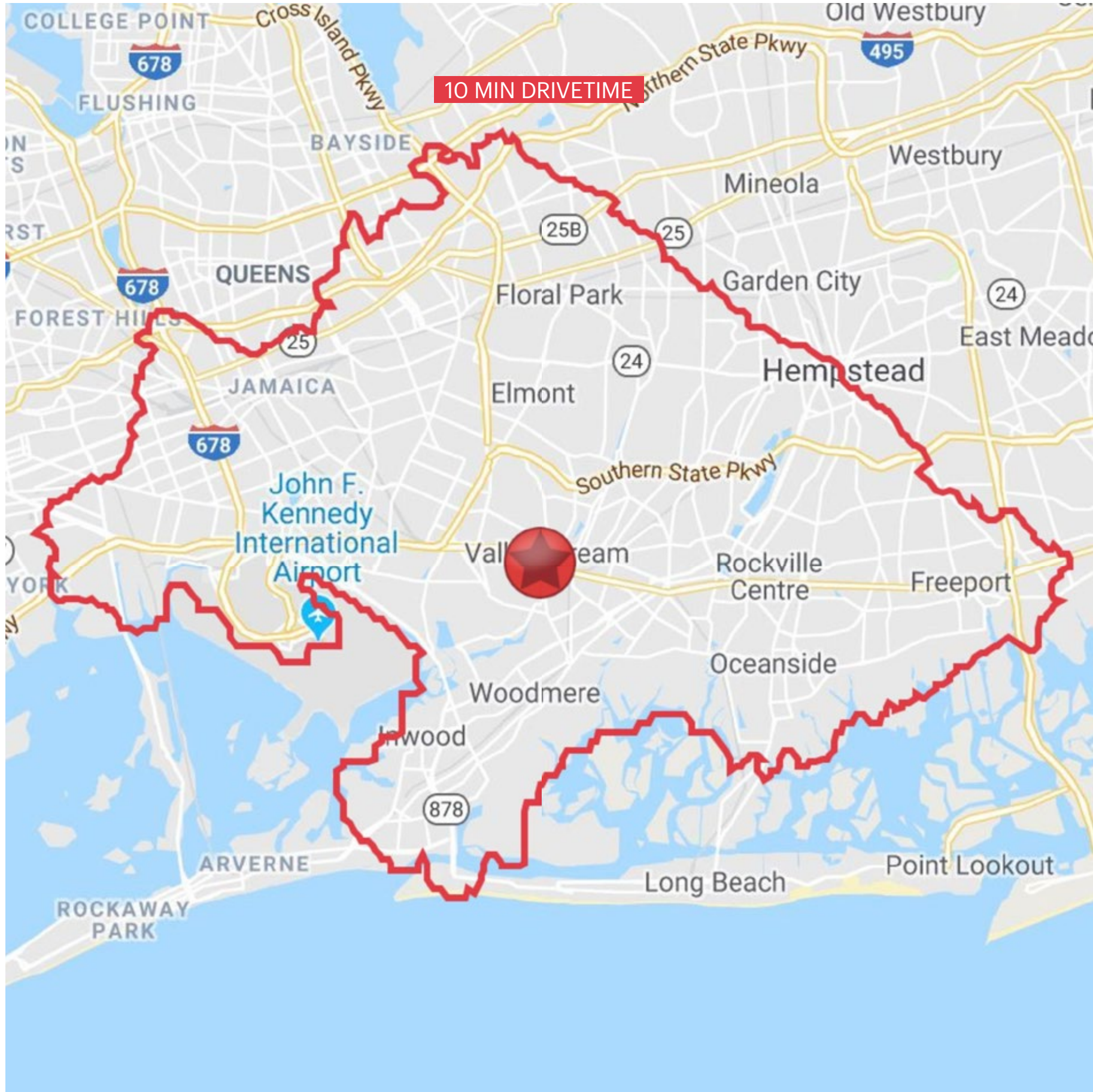
PARKING TABULATION		
	REQUIRED	PROVIDED
RETAIL BOX	133	163
QSR 1480 SF	20	25
TOTAL	153	188



ADDITIONAL PARKING UNDERNEATH THE BUILDING



AREA DEMOGRAPHICS



300 WEST SUNRISE HIGHWAY VALLEY STREAM, NEW YORK

10 MINUTE DRIVE TIME

POPULATION

1,199,505

HOUSEHOLDS

388,494

AVERAGE HOUSEHOLD INCOME

\$111,886

MEDIAN HOUSEHOLD INCOME

\$85,638

COLLEGE GRADUATES (Bachelor's +)

271,357 - 32.5%

TOTAL BUSINESSES

35,513

TOTAL EMPLOYEES

334,143

DAYTIME POPULATION (w/ 16 yr +)

699,966

1 MILE RADIUS

POPULATION

30,776

HOUSEHOLDS

9,933

AVERAGE HOUSEHOLD INCOME

\$128,025

MEDIAN HOUSEHOLD INCOME

\$108,169

COLLEGE GRADUATES (Bachelor's +)

8,477 - 40.1%

TOTAL BUSINESSES

1,745

TOTAL EMPLOYEES

14,876

DAYTIME POPULATION (w/ 16 yr +)

23,724

3 MILE RADIUS

POPULATION

267,741

HOUSEHOLDS

86,982

AVERAGE HOUSEHOLD INCOME

\$131,636

MEDIAN HOUSEHOLD INCOME

\$103,526

COLLEGE GRADUATES (Bachelor's +)

70,815 - 37.8%

TOTAL BUSINESSES

8,794

TOTAL EMPLOYEES

66,990

DAYTIME POPULATION (w/ 16 yr +)

146,498

5 MILE RADIUS

POPULATION

735,634

HOUSEHOLDS

237,829

AVERAGE HOUSEHOLD INCOME

\$119,485

MEDIAN HOUSEHOLD INCOME

\$92,834

COLLEGE GRADUATES (Bachelor's +)

172,391 - 33.7%

TOTAL BUSINESSES

22,304

TOTAL EMPLOYEES

205,370

DAYTIME POPULATION (w/ 16 yr +)

427,815