

PLANNED REDEVELOPMENT



EXISTING BUILDING



VALLEY STREAM, NY

REDEVELOPMENT OF THE FORMER TOYS R US

NOW LEASING THE SOON TO BE RE-DEVELOPED SITE OF THE FORMER TOYS R US IN VALLEY STREAM AT 300 WEST SUNRISE HIGHWAY, ADJACENT TO THE GREEN ACRES MALL. REDEVELOPMENT WILL INCLUDE ADDITIONAL PARKING.

STORE SIZES

2,000 SF up to 18,475 SF - Divisions can be considered.

ESTIMATED DELIVERY DATE

Late 2023

HIGHLIGHTS

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

Modern, first class design

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 along Sunrise Highway

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

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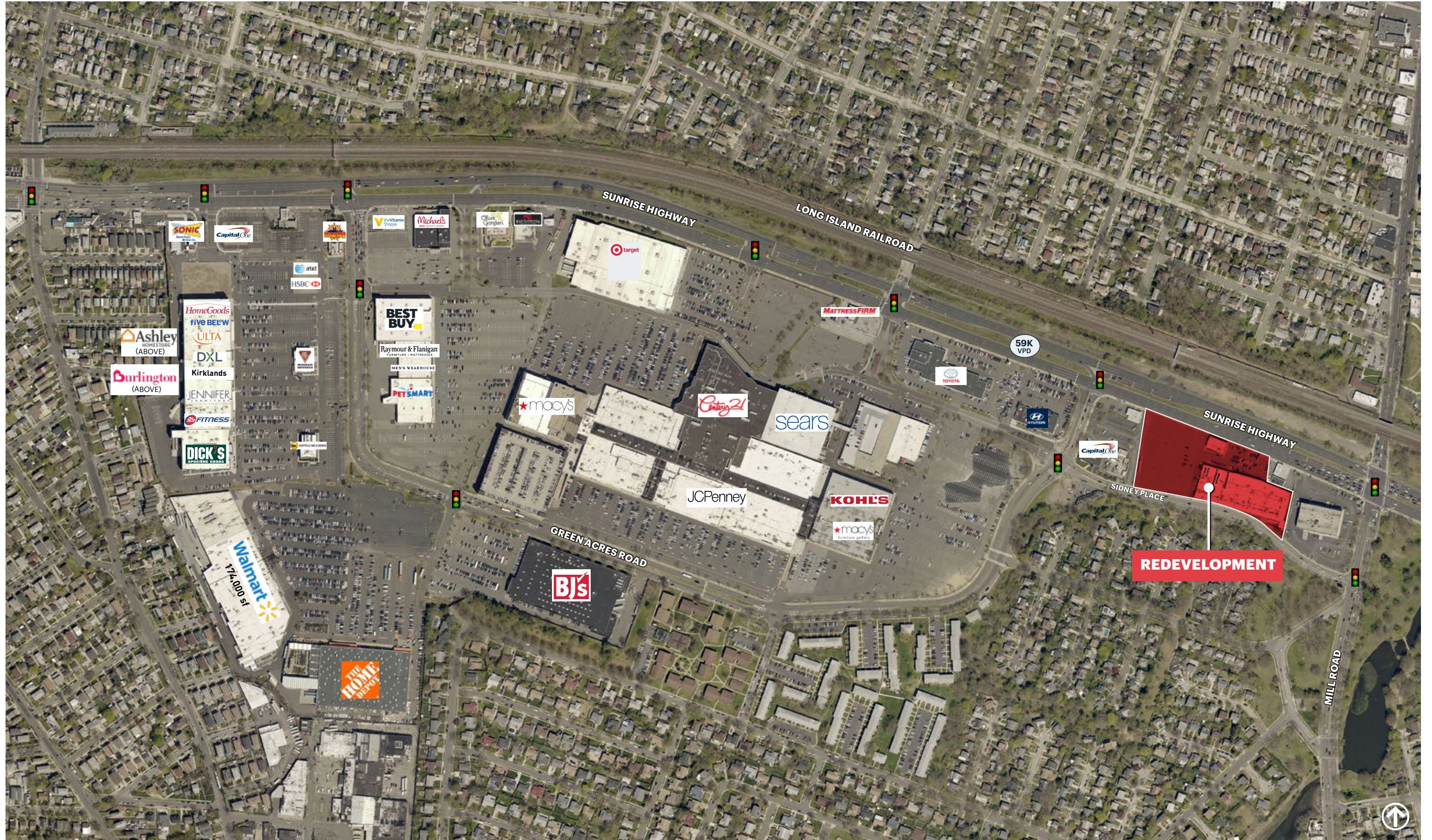
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Please visit us at ripcony.com for more information

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



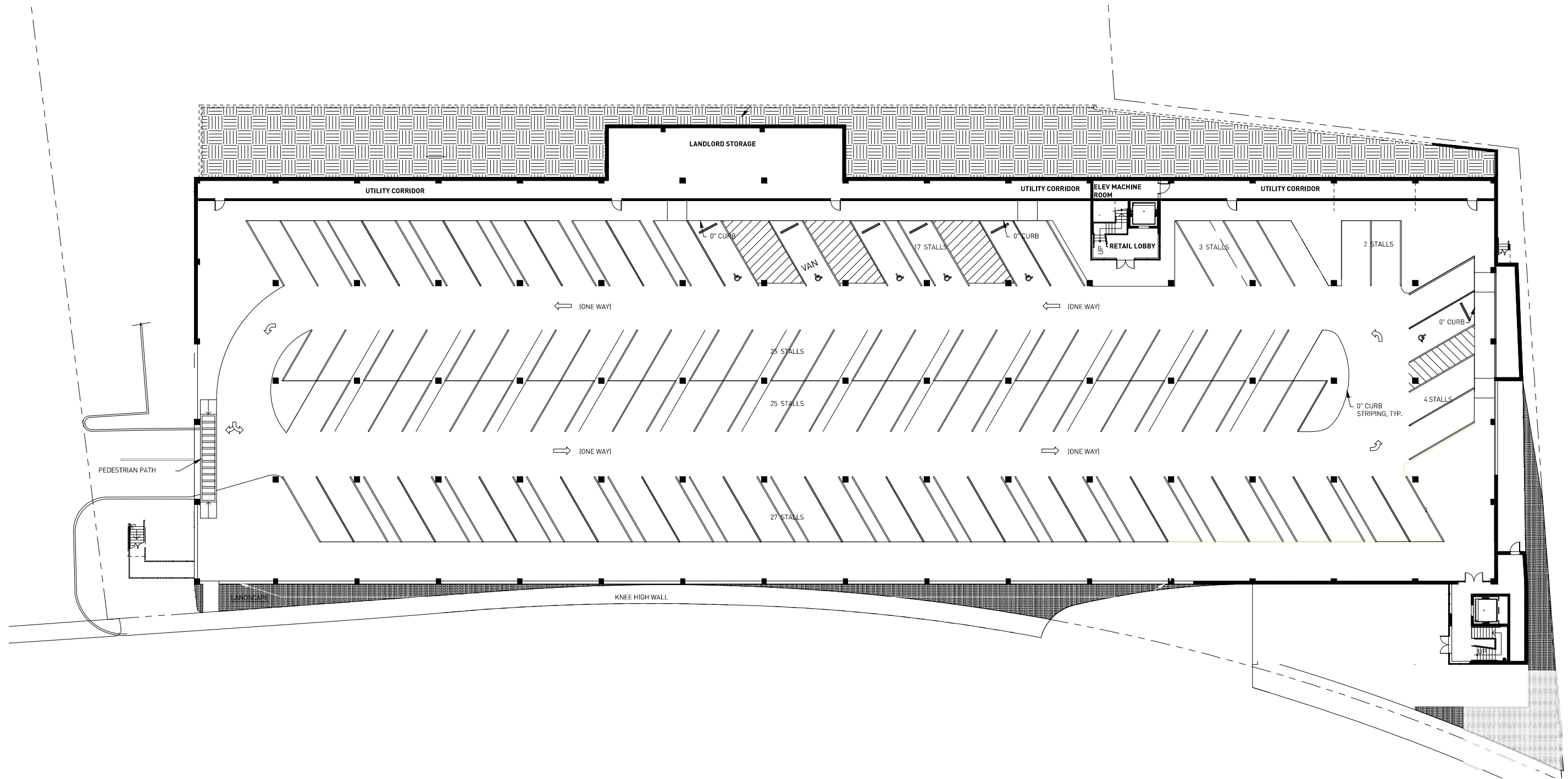
AERIAL VIEW/ACCESS



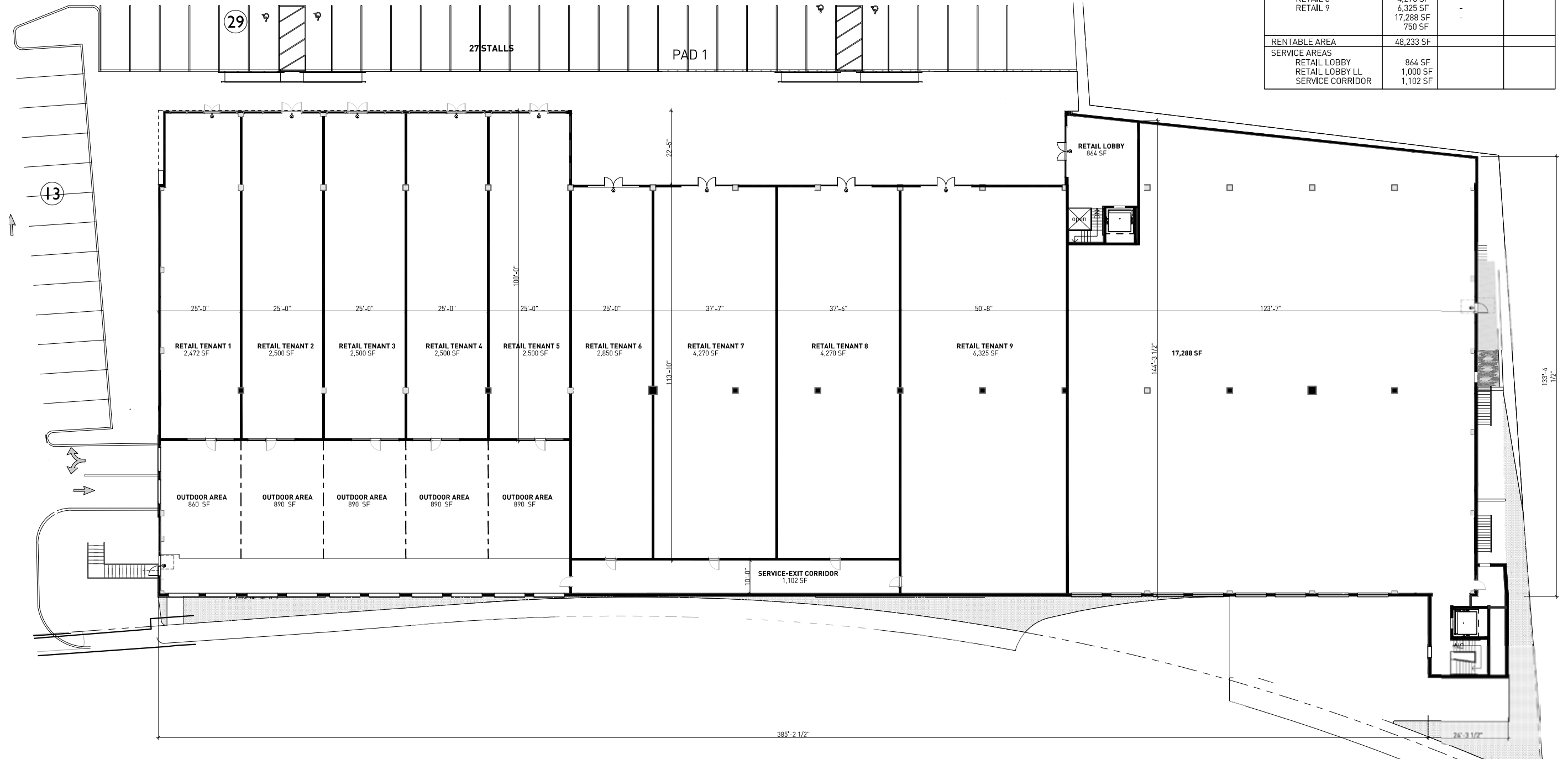
SITE PLAN



SIDNEY PLACE PARKING



DEMISING PLAN



UNIT	AREA	OUTDOOR AREA	NOTES
TENANT DEMISING			
RETAIL 1	2,472 SF	860 SF	
RETAIL 2	2,500 SF	890 SF	
RETAIL 3	2,500 SF	890 SF	
RETAIL 4	2,500 SF	890 SF	
RETAIL 5	2,508 SF	890 SF	
RETAIL 6	2,850 SF	-	
RETAIL 7	4,270 SF	-	
RETAIL 8	4,270 SF	-	
RETAIL 9	6,325 SF	-	
	17,288 SF	-	
	750 SF	-	
RENTABLE AREA	48,233 SF		
SERVICE AREAS			
RETAIL LOBBY	864 SF		
RETAIL LOBBY LL	1,000 SF		
SERVICE CORRIDOR	1,102 SF		

RENDERING (FROM SUNRISE HIGHWAY)



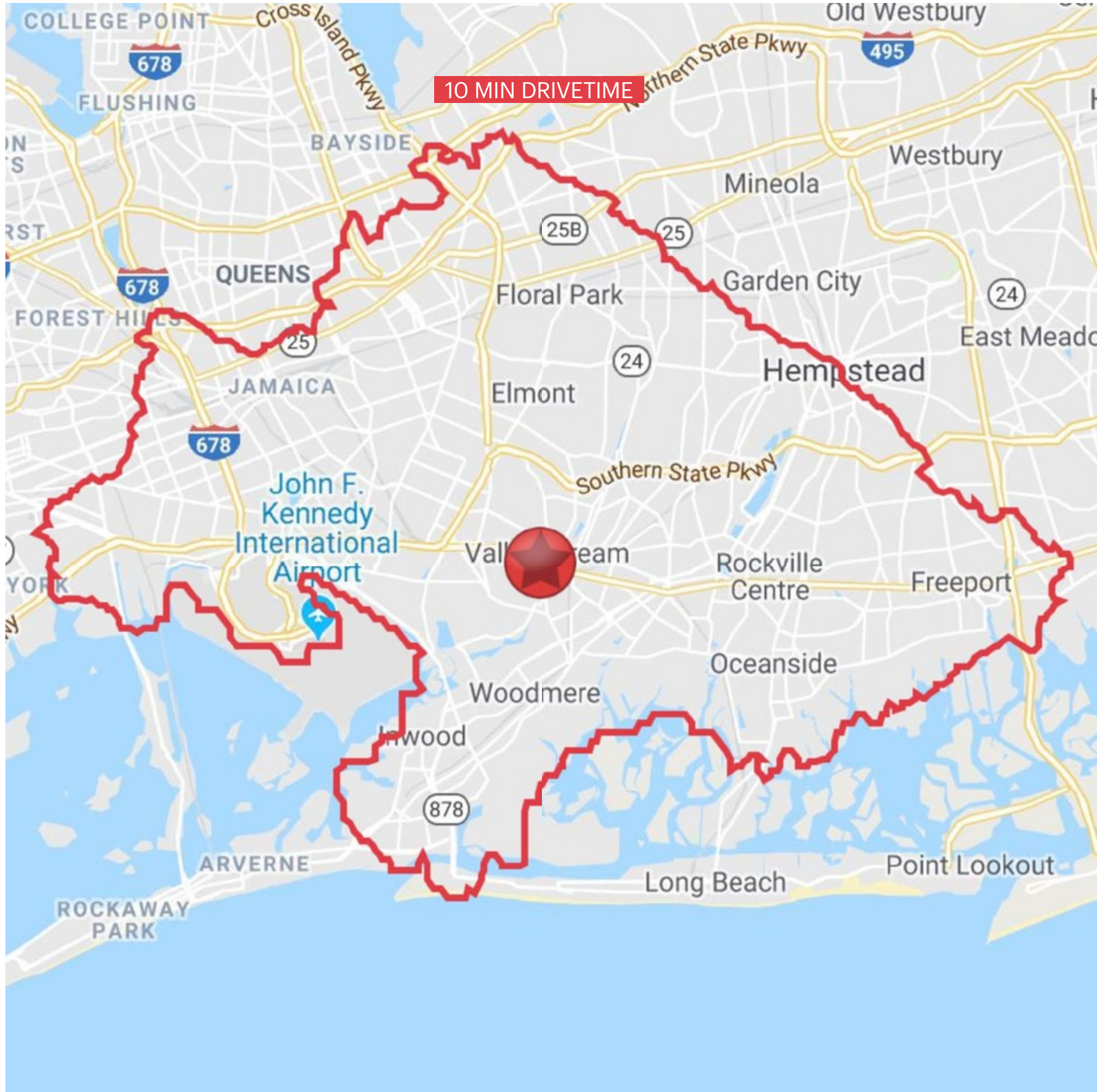
RENDERINGS (FROM SUNRISE HIGHWAY)



RENDERINGS (FROM SIDNEY PLACE)



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