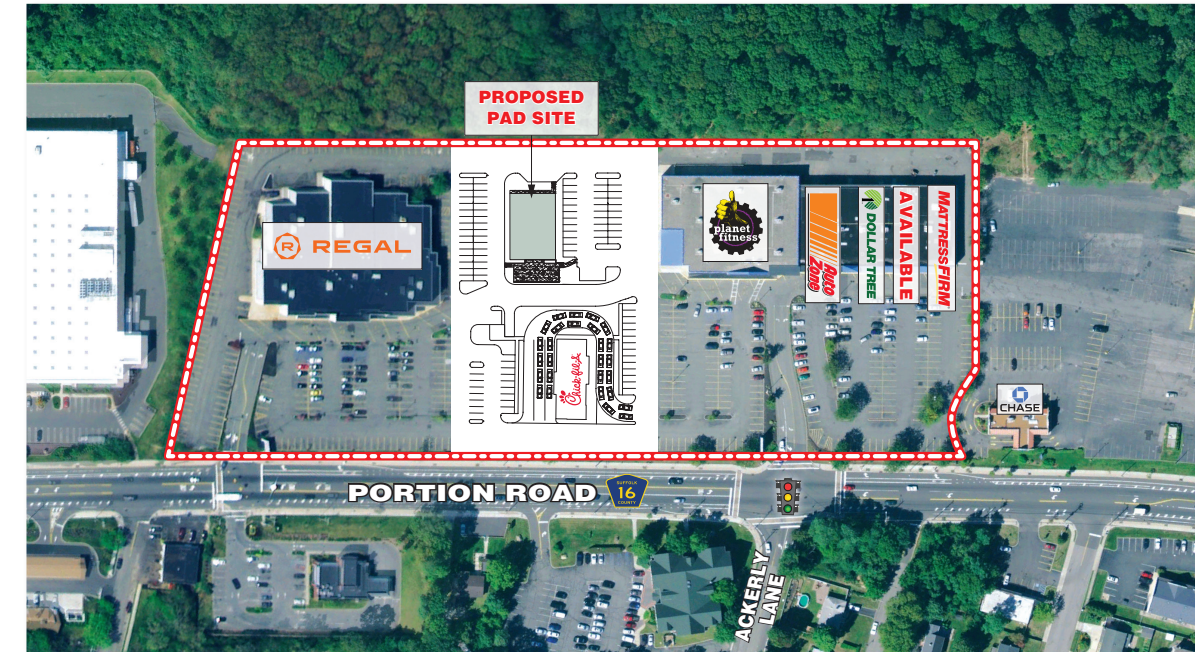


Lake Shore Plaza II Lake Ronkonkoma, New York 11779



RD MANAGEMENT LLC

Lake Ronkonkoma, NY Lake Shore Plaza II



Location:

Lake Shore Plaza II is located in Suffolk County at 565-595 Portion Road (County Road 16) near Patchogue-Holbrook Road (County Road 19) in Lake Ronkonkoma, New York 11779.

Type:

Community Shopping Center

GLA:

100,248 sf

Parking:

793 cars

Traffic:

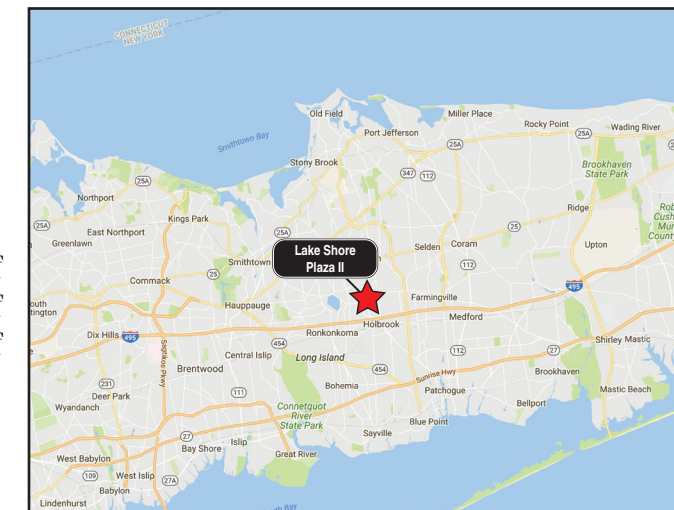
Two way average daily traffic
18,000 cars per day

Major Tenants:

Regal Cinemas	39,660 sf
Planet Fitness	17,315 sf
Auto Zone	15,361 sf

Vital Statistics:

- Two proposed pad buildings w/drive-thrus
- Adjacent to Stop & Shop



Demographics	3 mile	5 mile	7 mile
Population			
2022 (projection)	97,300	241,100	440,500
2025 (estimate)	101,100	249,900	457,400
Number of HH			
2022 (projection)	32,100	81,800	146,100
2025 (estimate)	33,400	84,800	151,900
Average HH Income			
2022 (projection)	\$117,800	\$117,000	\$117,800
2025 (estimate)	\$127,700	\$126,800	\$127,700
Median Age			
2022 (estimate)	42.2	43.3	42.5
Daytime Population			
2022 (estimate)	123,700	272,200	545,600

RD Management LLC

Jordan Goldblum

212-265-6600 x390

jgoldblum@rdmanagement.com

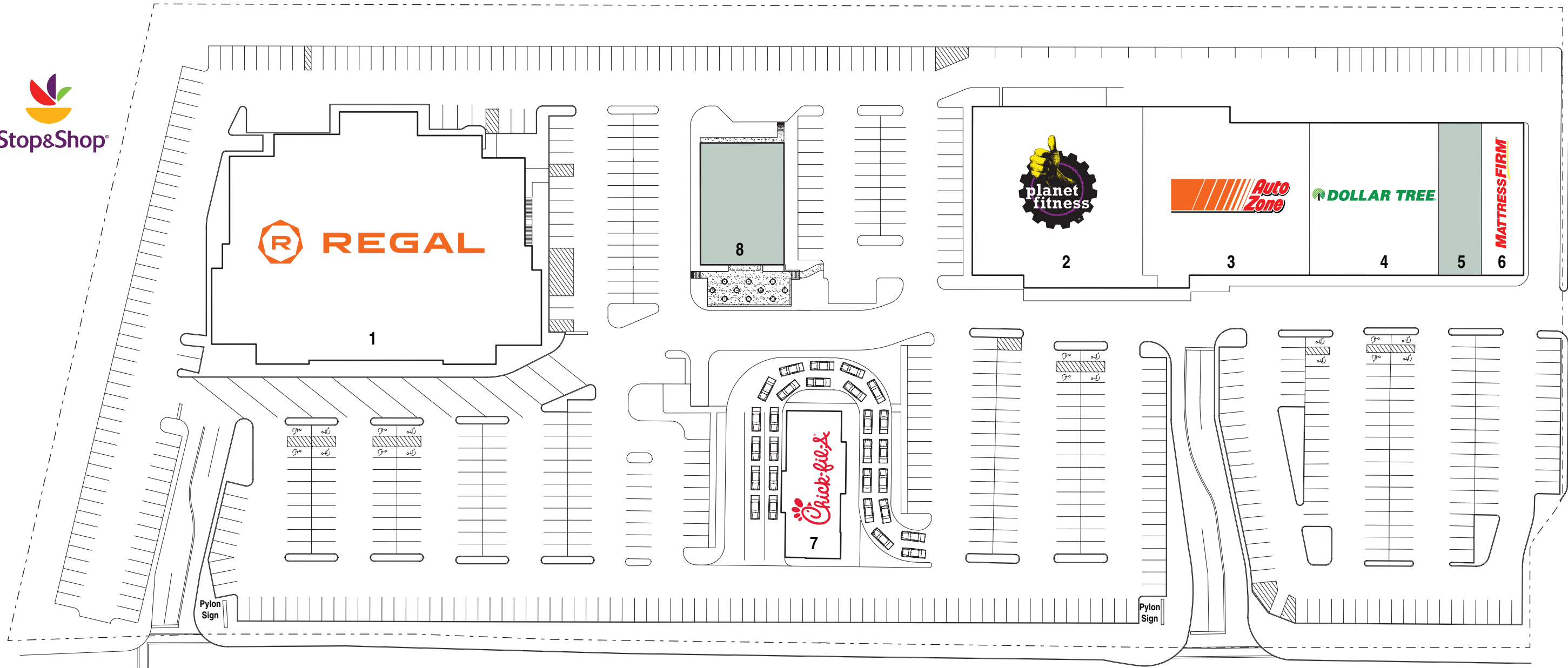
810 Seventh Avenue, 10th floor
New York, NY 10019

Information furnished is from sources deemed reliable, but is not guaranteed by RD Management and is subject to change in price, corrections, errors and omissions, prior sales or withdrawal without notice.

Lake Shore Plaza II

Portion Road & Hans Boulevard / Patchogue-Holbrook Road
 Lake Ronkonkoma, New York 11779

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 New York, NY 10019



Portion Road (CR 16)

1.	Regal Cinemas		39,660 sf
2.	Planet Fitness		17,315 sf
3.	Auto Zone		15,361 sf
4.	Dollar Tree		10,700 sf
5.	Available	(30.6' x 115')	3,500 sf
6.	Mattress Firm		3,532 sf
7.	Chick-fil-A		4,843 sf
8.	Proposed Pad	(62.8' x 91.4')	2,850 sf