



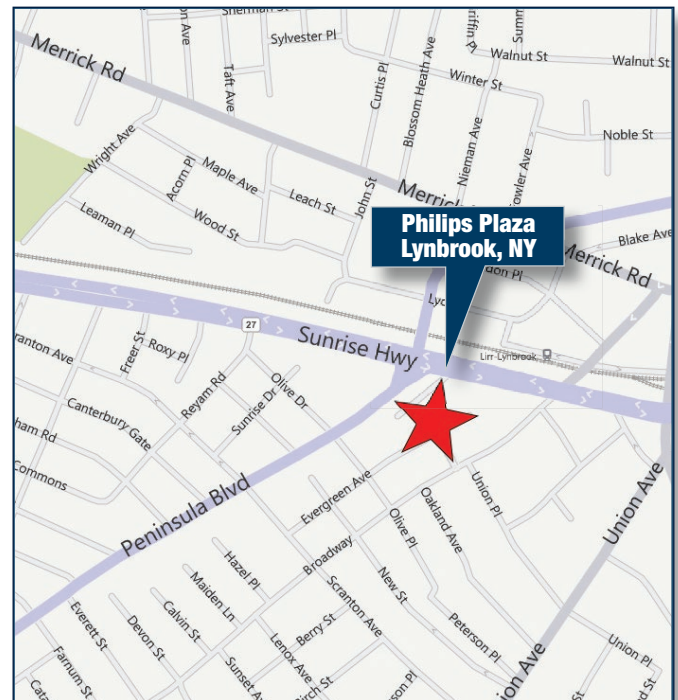
PHILIPS PLAZA

LYNBROOK, NEW YORK



PROPERTY OVERVIEW

- Philips Plaza is located on Sunrise Highway, between Broadway and Peninsula Boulevard, in Lynbrook, County of Nassau, New York, and is minutes from the Southern State Parkway. It is directly across from the Lynbrook LI Railroad Station.
- Lynbrook is a densely populated town located on the heavily trafficked Sunrise Highway, a major east/west artery, running through Queens, Nassau, and Suffolk Counties, and is at the threshold of the affluent Five Towns area (Cedarhurst, Lawrence, Woodmere, Hewlett, Island Park).
- Strip center



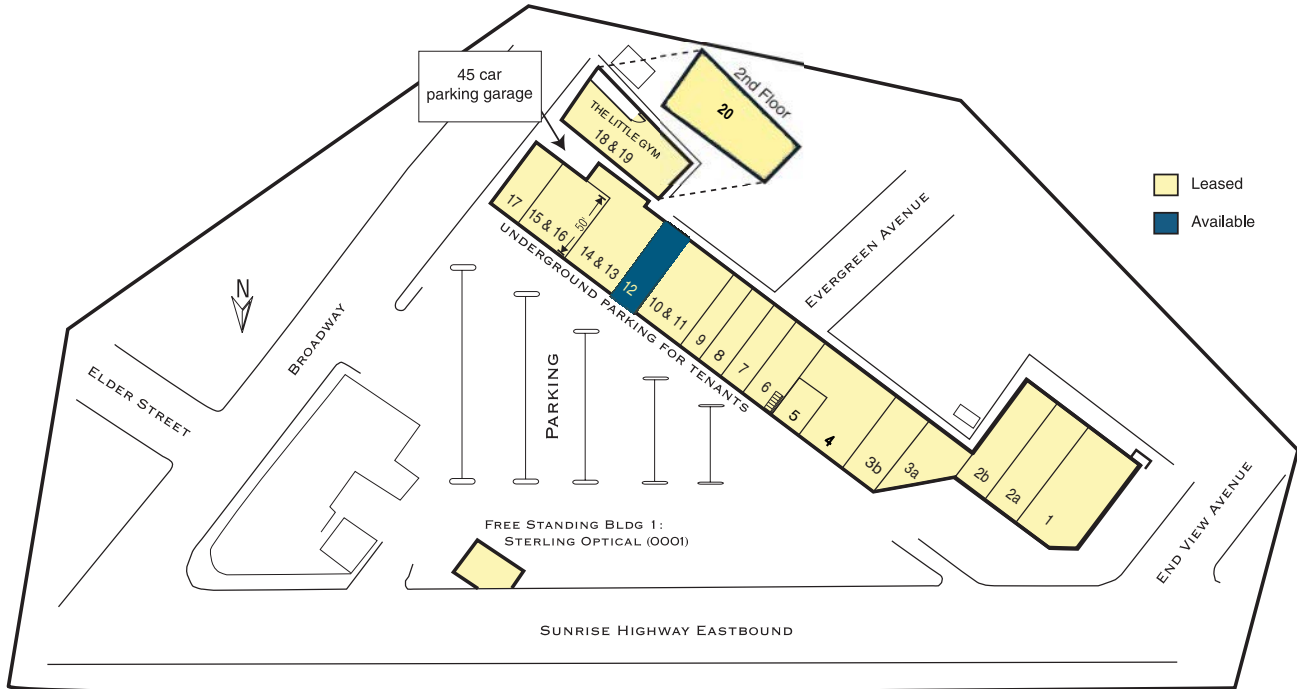
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
• Population	29,913	208,682	603,458
• Average HH Income	\$119,517	\$129,891	\$116,495
• Total HH	11,224	70,980	195,387
• Average HH Size	2.7	2.9	3.1
• Median Age	42.5	41.5	39.6





PHILIPS PLAZA

LYNBROOK, NEW YORK



PROPERTY BUSINESSES

- | | |
|--------------------------------------|-------------------------------------|
| 1. Lumix Hibachi Restaurant | 12. Available 2/28/27 |
| 2a. Fedex Office | 13. } Sterling Bank |
| 2b. Northwell - GoHealth Urgent Care | 14. } |
| 3a. AT&T | 15. } Bethpage Federal Credit Union |
| 3b. Verizon Wireless | 16. } |
| 4. Restaurant | 17. European Wax Center |
| 5. Locksmith | Free-Standing Building 1: |
| 6. Ground Central Coffee | Sterling Optical |
| 7. TCBY Frozen Yogurt | Free Standing Building 2: |
| 8. Nail Salon | 18. } The Little Gym |
| 9. Jersey Mike's Subs | 19. } |
| 10. } Huntington Learning Center | 20. Meszaros Engineering |
| 11. } | |



CONTACT: Michael Robbins | T: 212-951-3828 | F: 212-545-1355 | mrobbins@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.

