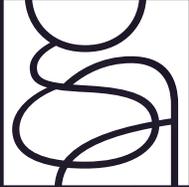




urban / meets suburban

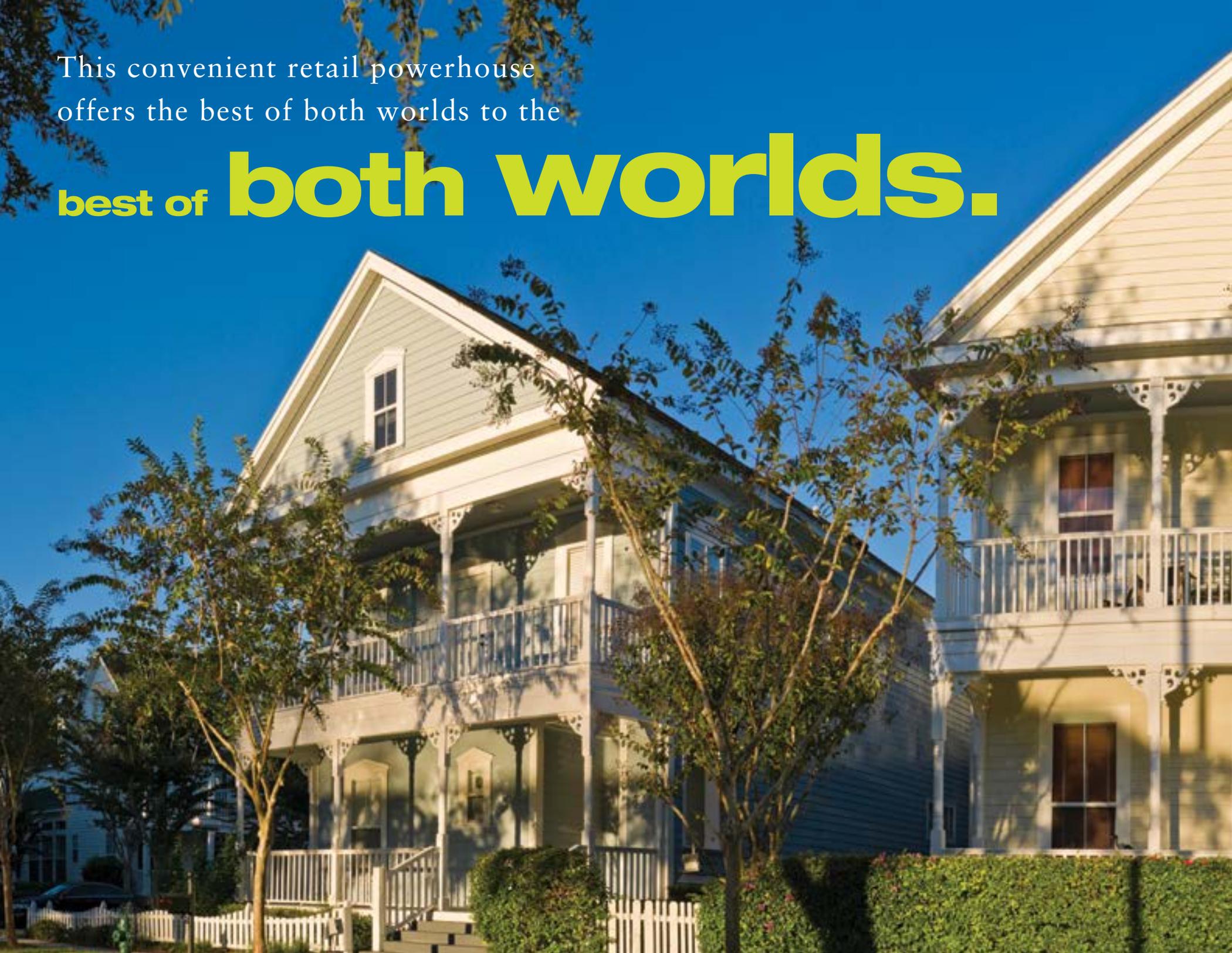


**green
acres**

VALLEY STREAM, NY

This convenient retail powerhouse
offers the best of both worlds to the

best of both worlds.



Green Acres Mall is perfectly situated where upscale Long Island villages first meet the energy of the city. The 1.8 million square-foot property is right within reach for brand-forward urban shoppers in southeast Queens and for affluent suburban residents of the famed Five Towns in southwest Nassau County.



vision

Green Acres is redeveloping the south side of the mall, adding up to 10 great new tenants - all outward-facing to amp up retail activation and energy. Anchored on either side by an expanded H&M and Old Navy, this exciting addition reframes and refreshes a key aspect of the property.

10
new stores
facing
forward.



H&M

forcella

the Grill

forcella

Macerich recently purchased the 20-acre parcel next door to Green Acres, with exciting plans to create Green Acres Plaza, a power center designed to deliver more of the big-box favorites that are a proven draw for both the mall's upscale suburban neighbors and urban consumers, as well.

vision

20
acres
more
power.



CINEMA

FIGARO FURNITURE

UMARO JEWELS

Krollington

March Interiors

WELL

MILL

MARCH

ELLY

MARCH

WELL

decidedly
dense.

In the coveted New York City Metro area, Green Acres is the rare retail setting that straddles both a densely populated urban environment and some of the region's wealthiest suburban enclaves. For city dwellers, Green Acres has always been a natural. Today, for convenience-seeking Five Towns residents, Green Acres is close. It's easy. And now it has more and more of what they really want.

towns



Average HH income is **\$103,000** in three-mile radius

1.2 million total trade area population

Median age is **38**

45% of the trade area fits the Urban Uptown social group,
the nation's wealthiest urban consumers

trade area

Robust population density, combined with strong demographics, already yield high-performing retail results. Macerich's commitment to elevating the retail mix, along with key strategic updates, is designed to more fully tap the complete range of shoppers for this well-situated property.

tapping
strong

Demographics



- Primary Trade Area
- Secondary Trade Area
- Macerich Centers
- Other Centers

	PRIMARY TRADE AREA	TOTAL TRADE AREA	New York-Newark, NY-NJ-PA [MSA]
2014 Population	426,700	1,180,691	19,985,109
Five-Year Population Growth	2.3%	3.0%	2.5%
Average Household Income	\$85,660	\$81,175	\$92,327
Households with Income \$75k+	61,016 (47%)	154,790 (40%)	3,177,925 (43%)
Median Age	38.2	37.5	38.3

Source: 2014 Nielsen

KINGS
PLAZA
**GREEN
ACRES**
QUEENS
CENTER

Reaching more than 4 million shoppers means being right where they are. Macerich's three New York City area properties - Green Acres, Queens Center and Kings Plaza - deliver distinct trade areas with little overlap.

properties



fortress properties

COMBINED TRADE AREAS



Market

a distinct

shopper



Green Acres succeeds in pleasing city shoppers, a key part of the dynamic customer base that generates strong sales per square foot of approximately \$550. Located along the busy Sunrise Highway/Route 27, transit-friendly Green Acres is easy to get to by car, bus and rail.

five towns - and their shoppers

Access to Nassau County's elite shoppers is a growing part of the Green Acres story. Already drawn to Target and Home Depot at Green Acres, these attractive suburban shoppers increasingly appreciate this easy, close-in option for finding their favorite national brands in one place without the trek to Roosevelt Field.

Shopper Average Household Income is \$91,000

(12% higher than trade area household income)

City Shoppers



elevating
the
merchandise

Mix



merchandise mix

Building on a collection of great mall stores, Macerich is repositioning Green Acres' merchandise mix with better national brands to draw more of the property's upscale suburban neighbors - and more of the area's fashion-focused city shoppers, too.

H&M
Victoria's Secret
Macy's
Old Navy
Modell's
Sporting Goods
Forever 21

Operational Excellence

At Green Acres, Macerich has introduced its focus on operational excellence across every discipline. Starting with dedicated on-site management, marketing and security teams - backed by corporate resources and expertise - Macerich is heightening the shopper experience and elevating perceptions about this truly well-located property where New York City meets affluent Long Island communities.





MACERICH (NYSE: MAC) AN S&P 500 COMPANY

ONE OF THE NATION'S LEADING OWNERS, OPERATORS & DEVELOPERS OF MAJOR RETAIL PROPERTIES IN ATTRACTIVE U.S. MARKETS, INCLUDING: GREATER NEW YORK, WASHINGTON D.C., CHICAGO, ARIZONA & CALIFORNIA