



THE SHOPS AT  
*Atlas Park*  
GLENDALE, NY

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## MARKET PROFILE 2022

**MAJOR RETAILERS** America's Best Contacts and Eyeglasses, Ashley HomeStore, Five Below, Foot Locker, Forever 21, HomeGoods, NY Sports Club, Spectrum, T.J.Maxx, ULTA Beauty, White House | Black Market

**RESTAURANTS & ENTERTAINMENT** California Pizza Kitchen, Chili's, Goldfish Swim School, Laser Bounce, Regal Cinemas, Starbucks

**PROPERTY TYPE** Outdoor Mixed-use Lifestyle Center | **TOTAL SQUARE FEET** 373,000 | **BUILT** 2005

**FOR MORE INFORMATION** 718-326-3300 | [Macerich.com](http://Macerich.com)

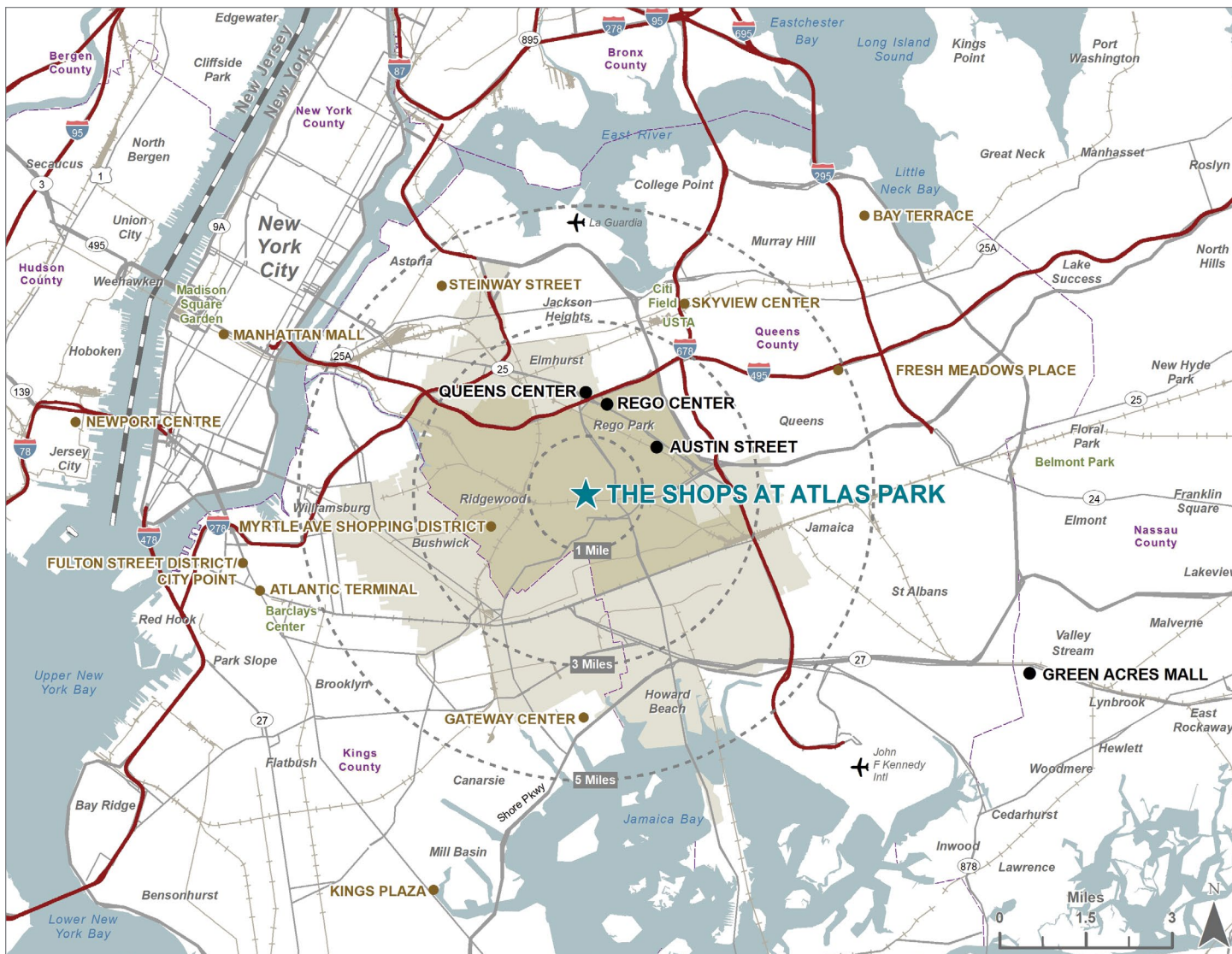


# DEMOGRAPHIC SUMMARY

POPULATION	PRIMARY TRADE AREA		TOTAL TRADE AREA		NEW YORK-NEWARK-JERSEY CITY, NY-NJ-PA [MSA]	
2021 Total Population	361,839		1,278,611		20,048,273	
2026 Total Population	363,994		1,292,798		20,284,775	
2021-2026 Population Growth	0.6%		1.1%		1.2%	
HOUSEHOLDS						
2021 Total Households	137,438		442,997		7,373,277	
2026 Total Households	137,933		447,646		7,473,424	
2021-2026 Household Growth	0.4%		1.0%		1.4%	
INCOME						
Average Household Income	\$104,020		\$88,159		\$121,787	
Median Household Income	\$81,926		\$64,329		\$83,312	
Per Capita Income	\$39,515		\$30,571		\$44,875	
HOUSEHOLD INCOME RANGES						
\$50,000 +	95,505	69.5%	266,903	60.3%	5,037,087	68.3%
\$75,000 +	74,901	54.5%	197,694	44.6%	4,014,864	54.5%
\$100,000 +	56,559	41.2%	142,060	32.1%	3,178,765	43.1%
\$150,000 +	28,307	20.6%	70,643	15.9%	1,933,721	26.2%
AGE						
Median Age	39.9		36.6		39.3	
EDUCATION / OCCUPATION						
Bachelor’s Degree Plus	105,376	40.4%	276,964	31.5%	5,950,972	42.2%
White Collar	105,115	61.9%	316,979	55.9%	6,369,090	66.8%
RACE / ETHNICITY						
White	206,252	57.0%	441,353	34.5%	11,315,859	56.4%
Black	14,919	4.1%	287,785	22.5%	3,473,788	17.3%
American Indian	2,131	0.6%	11,189	0.9%	99,243	0.5%
Asian	68,288	18.9%	240,065	18.8%	2,318,888	11.6%
Pacific Islander	265	0.1%	1,227	0.1%	10,347	0.1%
Other Race	69,983	19.3%	296,992	23.2%	2,830,148	14.1%
Hispanic or Latino	122,115	33.7%	461,100	36.1%	5,101,798	25.4%
Not Hispanic or Latino	239,724	66.3%	817,511	63.9%	14,946,475	74.6%
EMPLOYMENT / DAYTIME POPULATION						
	1 MILE		2 MILE		3 MILE	
Total Businesses	1,229		8,189		20,098	
Total Employees	9,923		72,445		180,604	
Daytime Population	42,049		322,575		821,025	



# TRADE AREA MAP

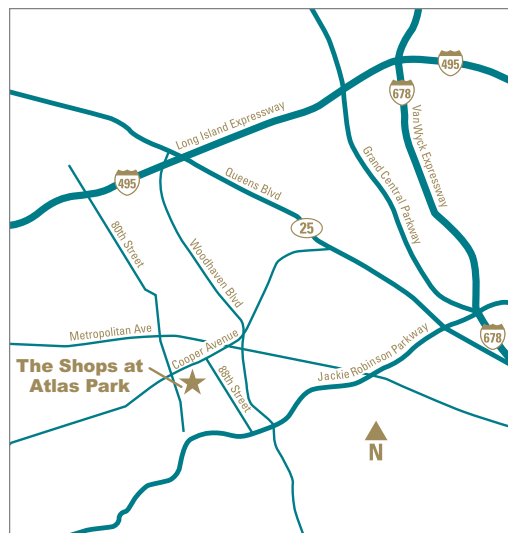


## LEGEND

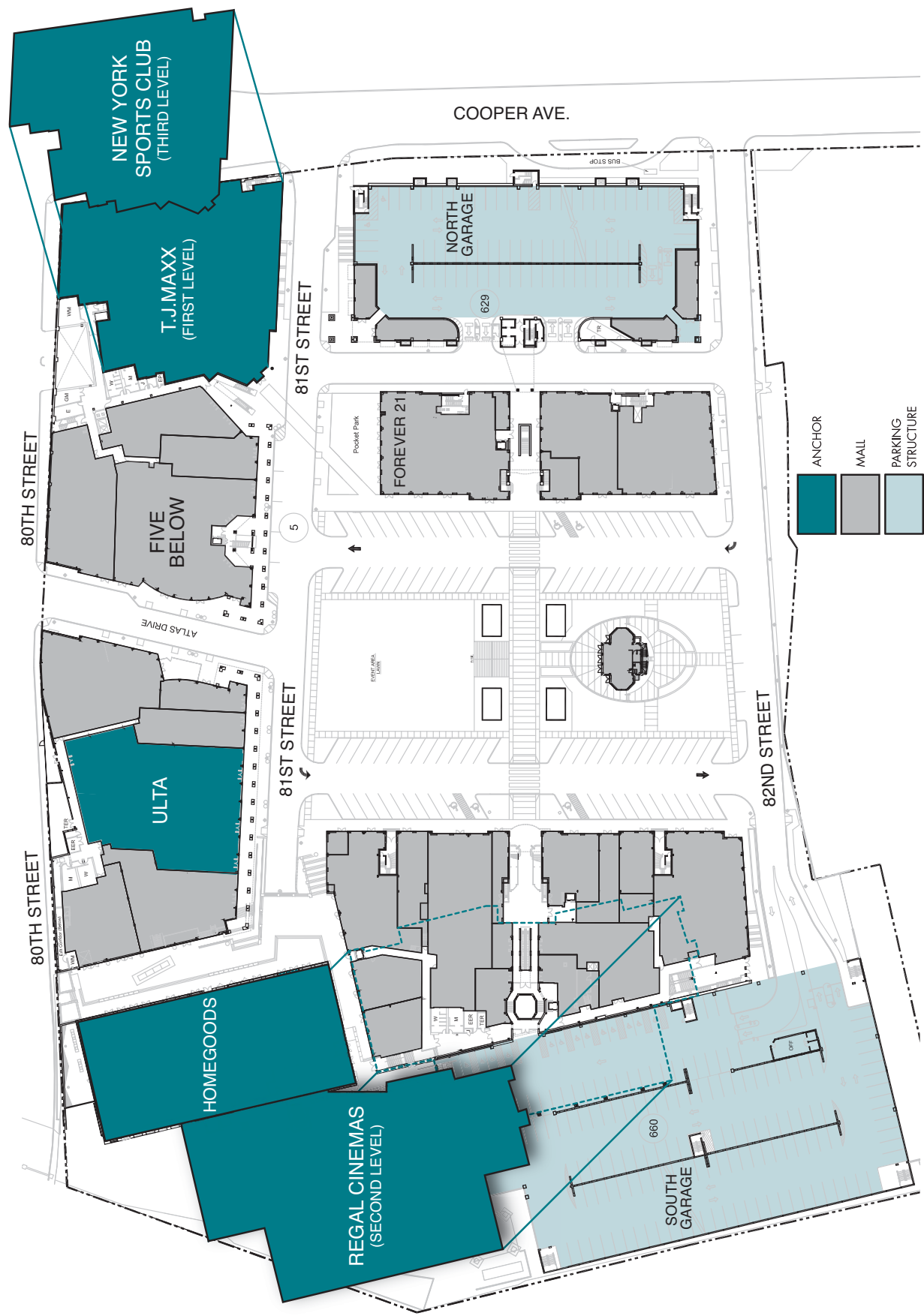
- ★ THE SHOPS AT ATLAS PARK
- PRIMARY TRADE AREA
- SECONDARY TRADE AREA
- COMPETITIVE CENTERS
- OTHER CENTERS



10% PCW



# SITE PLAN



# MARKET FACT SHEET

QUEENS IS HOME TO OVER  
**2.3 MILLION PEOPLE,**  
WHICH WOULD MAKE  
IT THE 4TH LARGEST CITY  
IN AMERICA IF IT WERE  
UNCOUPLED FROM  
GREATER NEW YORK

5 PRIVATE AND 13  
PUBLIC SCHOOLS WITH  
**13,500 STUDENTS**  
WITHIN 1 MILE  
OF ATLAS PARK  
  
QUEENS HAS 7  
COLLEGES SERVING  
**85,000 STUDENTS**

SHOPS AT ATLAS PARK IS 7.6 MILES  
SOUTH OF **LAGUARDIA AIRPORT**  
AND 6.2 MILES NORTH OF  
**JFK INTERNATIONAL AIRPORT**;  
A COMBINED TOTAL OF OVER  
**93 MILLION PASSENGERS A YEAR**  
  
**TRAVELERS ARE SPENDING IN QUEENS**  
QUEENS ACCOUNTS FOR 51%  
OF THE CREDIT CARD ACTIVITY  
OUTSIDE OF MANHATTAN (2019)

38% OF GLENDALE, RIDGEWOOD  
AND MIDDLE VILLAGE  
**WORK IN THEIR HOME BOROUGH**

**EXPANSION OF THE  
LONG ISLAND RAIL ROAD**  
(LIRR) IS ESTIMATED AT \$2 BILLION, ADDING  
9.8 MILES OF A 3RD TRACK ALONG THE  
MAIN LINE CORRIDOR,  
TO BE COMPLETED IN 2022

RIDGEWOOD,  
WITH 70,000+  
RESIDENTS, IS AN  
UP AND COMING  
NEIGHBORHOOD  
BORDERING  
GLENDALE AND  
IS ONE OF THE  
CITY'S NEWEST  
**ARTS AND CULTURE  
SCENES**



ON AVERAGE  
**22,000 CARS**  
PASS THROUGH  
80TH STREET AND  
COOPER AVENUE  
EACH DAY

**WITHIN 3 MILES OF ATLAS PARK**  
– 118,000 HOUSEHOLDS HAVE CHILDREN UNDER 18  
– 43% OF HOUSEHOLDS REPORT \$75,000+ ANNUAL HOUSEHOLD INCOME  
– CONVENIENT FOR VISITORS: 10 HOTELS WITH 650 ROOMS  
  
ADJACENT TO ATLAS PARK, BROADWAY STAGES, NEW YORK'S  
**PREMIER FILM AND TV PRODUCTION COMPANY,**  
HAS A 500,000-SQUARE-FOOT FILM STUDIO. "BILLIONS" AND "GODFATHER OF HARLEM"  
ARE A FEW OF THE TV PROJECTS FILMED HERE

## YEARLY SALES

JAN	5.6%	MAY	8.4%	SEP	8.7%
FEB	4.9%	JUN	9.6%	OCT	10.1%
MAR	7.6%	JUL	9.7%	NOV	8.1%
APR	7.7%	AUG	9.2%	DEC	10.4%



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**MAJOR RETAILERS INCLUDE:**

NORTHWELL HEALTH  
S.T.A.R.S. REHABILITATION  
GOLDFISH SWIM SCHOOL  
REGAL CINEMAS

HOMEGOODS  
T.J. MAXX  
NEW YORK SPORTS CLUB  
FOREVER 21

ULTA BEAUTY  
STARBUCKS  
FIVE BELOW  
ASHLEY HOMESTORE

CALIFORNIA PIZZA KITCHEN  
AMERICA'S BEST CONTACTS  
AND EYEGLASSES  
CHILIS

FOOT LOCKER  
SPECTRUM  
WHITE HOUSE | BLACK MARKET

