



THE SHOPS AT  
*Atlas Park*  
GLENDALE, NY

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## MARKET PROFILE 2024

**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

**MEDICAL SERVICES** Northwell Health STARS Rehabilitation, Northwell Health Physician Partners, Tribeca Pediatrics

**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]	
2023 Total Population	378,310		1,334,974		20,181,143	
2028 Total Population	379,978		1,336,384		20,167,113	
2023-2028 Population Growth	0.4%		0.1%		-0.1%	
HOUSEHOLDS						
2023 Total Households	143,252		475,921		7,499,516	
2028 Total Households	143,737		478,849		7,595,425	
2023-2028 Household Growth	0.3%		0.6%		1.3%	
INCOME						
Average Household Income	\$113,439		\$97,488		\$135,858	
Median Household Income	\$82,015		\$68,458		\$87,926	
Per Capita Income	\$42,994		\$34,788		\$50,581	
HOUSEHOLD INCOME RANGES						
\$50,000 +	100,635	70.3%	299,370	62.9%	5,226,701	69.7%
\$75,000 +	78,214	54.6%	222,584	46.8%	4,236,415	56.5%
\$100,000 +	58,899	41.1%	160,118	33.6%	3,396,888	45.3%
\$150,000 +	31,994	22.3%	83,036	17.4%	2,158,472	28.8%
AGE						
Median Age	40.2		36.9		39.5	
EDUCATION / OCCUPATION						
Bachelor's Degree Plus	117,581	43.0%	319,243	34.6%	6,389,914	44.9%
White Collar	117,796	63.1%	356,711	57.6%	6,716,502	67.7%
RACE/ETHNICITY						
White	161,382	42.7%	332,049	24.9%	9,223,568	45.7%
Black/African American	14,629	3.9%	257,564	19.3%	3,235,753	16.0%
American Indian	3,855	1.0%	19,583	1.5%	154,429	0.8%
Asian	75,756	20.0%	270,398	20.3%	2,606,600	12.9%
Pacific Islander	248	0.1%	1,150	0.1%	10,565	0.1%
Other Race	122,440	32.4%	454,230	34.0%	4,950,228	24.5%
Hispanic or Latino	126,564	33.5%	450,891	33.8%	5,176,454	25.6%
Not Hispanic or Latino	251,746	66.5%	884,083	66.2%	15,004,689	74.4%
EMPLOYMENT / DAYTIME POPULATION						
	1 MILE		2 MILE		3 MILE	
Total Businesses	1,325		8,830		21,471	
Total Employees	10,911		77,046		190,406	
Daytime Population	40,917		313,552		798,845	

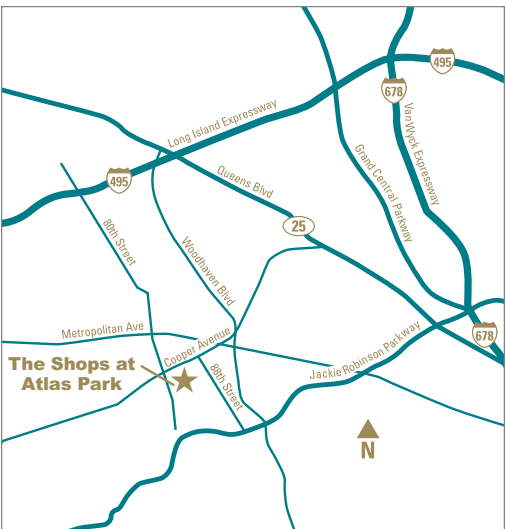


# TRADE AREA MAP



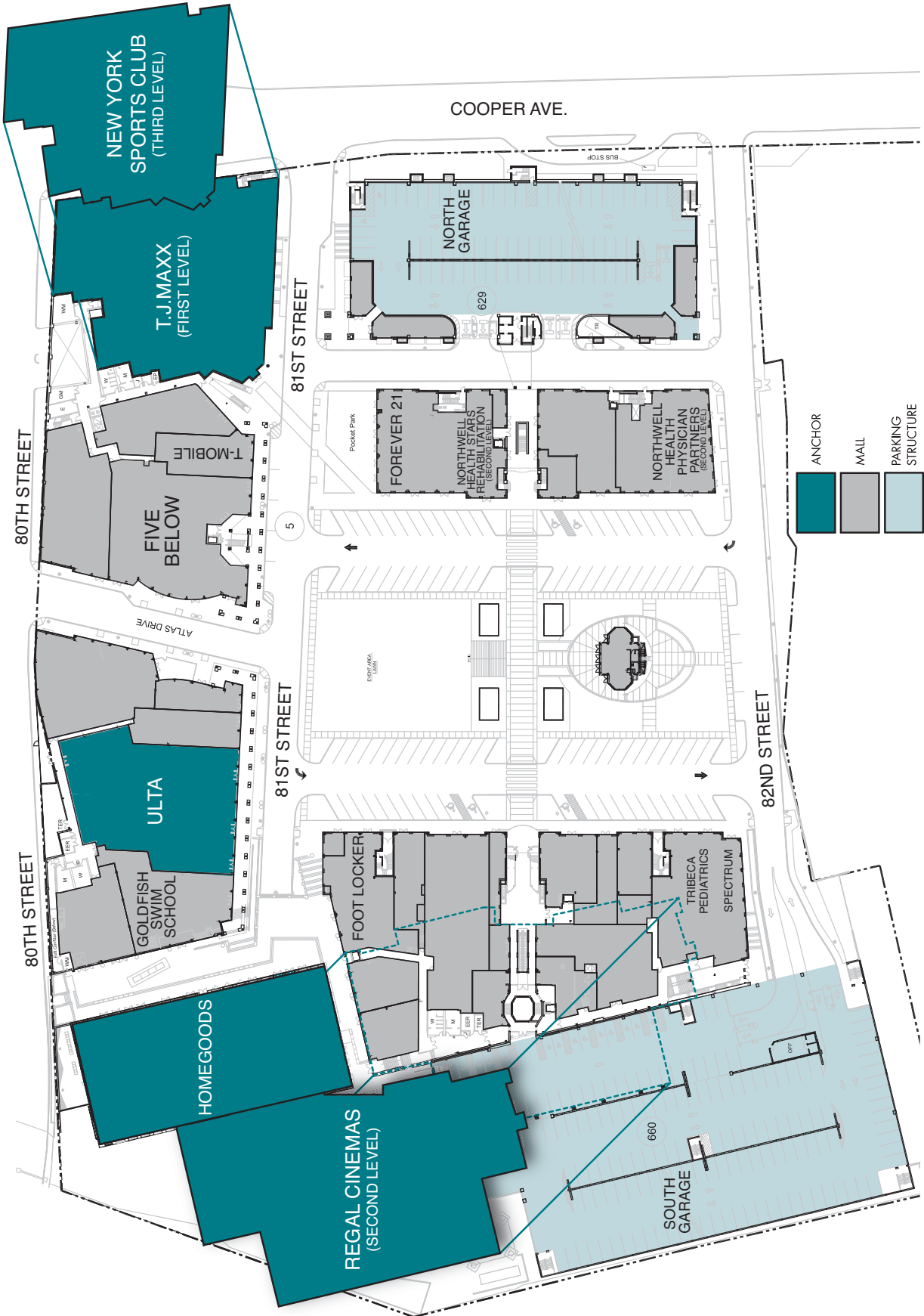
## LEGEND

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



10% PCW

# SITE PLAN



# MARKET FACT SHEET

ATLAS PARK  
**DRAWS FROM  
5.1M PEOPLE,**  
THE COMBINED  
POPULATION OF KINGS  
AND QUEENS COUNTIES

4 PRIVATE SCHOOLS,  
18 HIGH SCHOOLS AND  
40 ELEMENTARY SCHOOLS  
ARE WITHIN 3 MILES OF ATLAS  
PARK WITH **16,600 STUDENTS**

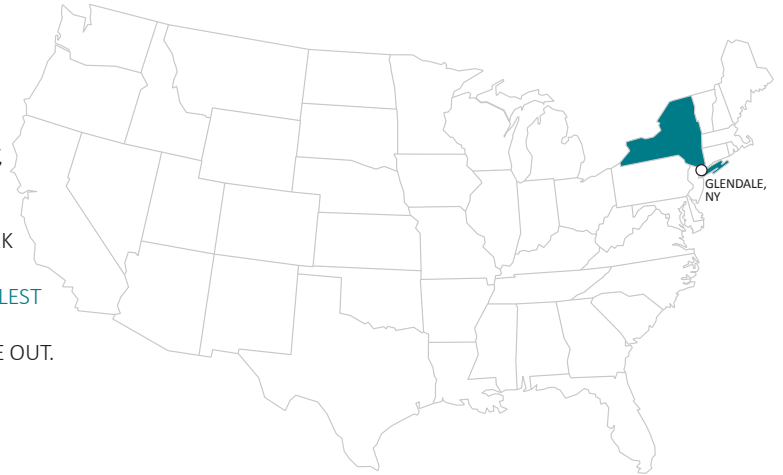
QUEENS HAS CLOSE TO  
**250K STUDENTS**  
IN GRADES K-12

ATLAS PARK IS 7.6 MILES SOUTH  
OF **LAGUARDIA AIRPORT**  
AND 6.2 MILES NORTH OF  
**JFK INTERNATIONAL AIRPORT;**  
A COMBINED TOTAL OF  
**84.4MILLION PASSENGERS**  
A YEAR (2022)

**TOURISM EMPLOYMENT**  
IN QUEENS IS 39%, THE 2ND  
HIGHEST IN NYC

QUEENS IS ONE OF THE  
**MOST DIVERSE URBAN AREAS  
IN THE WORLD.** QUEENS HAS  
91 DISTINCT NEIGHBORHOODS  
SPEAKING 130+ LANGUAGES/  
DIALECTS AND REPRESENTS  
OVER 190 COUNTRIES AND  
48% OF THE BOROUGH IS  
FOREIGN-BORN. THE 7 SUBWAY  
LINE, WHICH RUNS BETWEEN  
FLUSHING, QUEENS AND  
MANHATTAN, IS REFERRED TO AS  
THE "INTERNATIONAL EXPRESS."

RIDGEWOOD,  
BORDERING  
GLENDALE, HAS  
109K RESIDENTS  
AND IS KNOWN  
FOR ITS DIVERSITY,  
LOCAL VIBES, HIP  
OFFERINGS AND  
MIX OF LANDMARK  
STAPLES AND  
**RANKED 4TH COOLEST  
NEIGHBORHOOD**  
GLOBALLY BY TIME OUT.



ON AVERAGE, MORE  
THAN **23K CARS**  
PASS THROUGH  
80TH STREET AND  
COOPER AVENUE  
EACH DAY

## WITHIN 3 MILES OF ATLAS PARK

- 345K HOUSEHOLDS
- \$102K AVERAGE HOUSEHOLD INCOME
- CONVENIENT FOR VISITORS: 13 HOTELS WITH 900 ROOMS

ADJACENT TO ATLAS PARK, BROADWAY STAGES, NEW YORK'S  
**PREMIER FILM AND TV PRODUCTION COMPANY,**  
HAS A 500K-SQUARE-FOOT FILM STUDIO. "BILLIONS," "GODFATHER OF HARLEM"  
AND "FBI" ARE A FEW OF THE TV PROJECTS FILMED THERE.

## ATLAS PARK HAS TOP-PERFORMING RETAILERS IN NEW YORK

- #2 STARBUCKS OUT OF 237 (#1 IS LEXINGTON AVE IN NYC AND #57/7,413 NATIONWIDE)
- #1 CALIFORNIA PIZZA KITCHEN OUT OF 3
- #1 WHITE HOUSE | BLACK MARKET OUT OF 4
- #10 ULTA BEAUTY OUT OF 38

## YEARLY SALES

JAN	7.3%	MAY	8.3%	SEP	7.9%
FEB	7.2%	JUN	8.9%	OCT	8.5%
MAR	8.0%	JUL	9.1%	NOV	8.2%
APR	8.8%	AUG	8.7%	DEC	9.2%



THE SHOPS AT  
*Atlas Park*

**MAJOR RETAILERS INCLUDE:**

- AMERICA'S BEST CONTACTS & EYEGLASSES
- ASHLEY HOMESTORE
- CALIFORNIA PIZZA KITCHEN
- CHILI'S
- FIVE BELOW
- FOOT LOCKER
- FOREVER 21
- GOLDFISH SWIM SCHOOL
- HOMEGOODS
- NEW YORK SPORTS CLUB
- NORTHWELL HEALTH PHYSICIAN PARTNERS
- NORTHWELL HEALTH STARS REHABILITATION
- REGAL CINEMAS
- SPECTRUM
- STARBUCKS
- T.J.MAXX
- TRIBECA PEDIATRICS
- ULTA BEAUTY
- WHITE HOUSE | BLACK MARKET



NORTH



PARKING GARAGE

BROADWAY STAGES

← MAIN STREET RADIOLOGY

REGAL CINEMAS

HomeGoods

OFFICES

California Extramash

ULTA

Starbucks

five BELOW

Northwell Health  
STARS Rehabilitation

FOREVER 21

PARKING GARAGE

Northwell Health  
Physician Partners

TJ-MAXX

NYSC

ASHLEY

California  
Extramash

CUBE SMART  
SELF  
STORAGE

VALLEY BANK

80TH STREET

81ST STREET

82ND STREET

COOPER AVENUE