



THE SHOPS AT
Atlas Park
GLENDALE, NY

MARKET PROFILE 2025

MAJOR RETAILERS America's Best Contacts and Eyeglasses, Ashley, Five Below, Foot Locker, HomeGoods, NY Sports Club, Spectrum, T.J.Maxx, ULTA Beauty

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** 374,000 | **BUILT** 2005

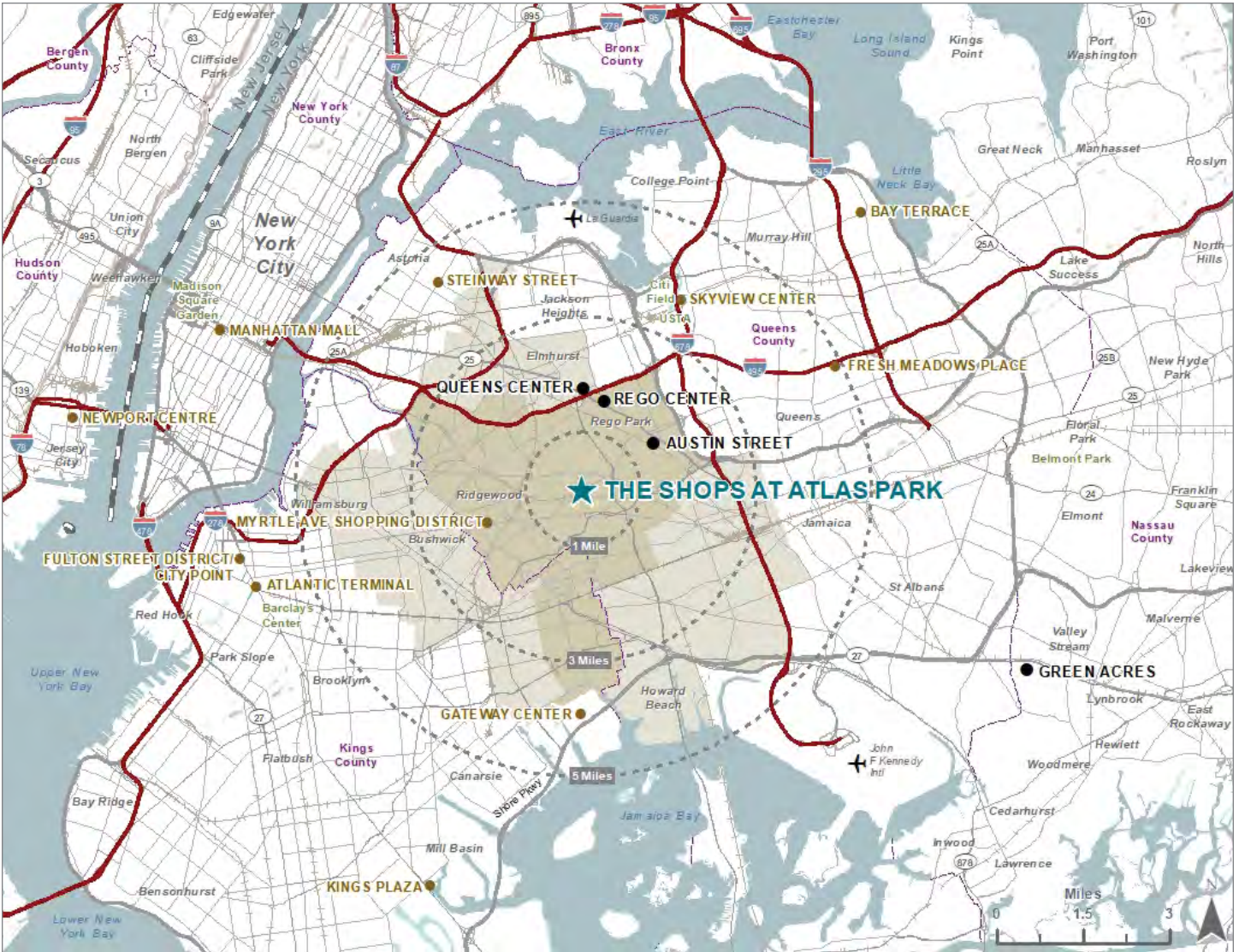
FOR MORE INFORMATION 718-326-3300 | Macerich.com



DEMOGRAPHIC SUMMARY

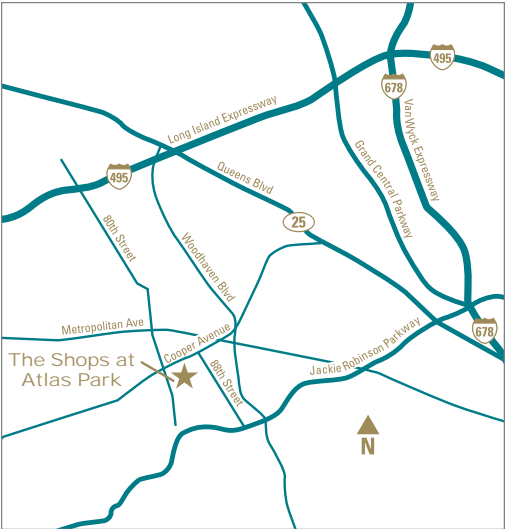
POPULATION	PRIMARY TRADE AREA		TOTAL TRADE AREA		NEW YORK-NEWARK-JERSEY CITY, NY-NJ MSA	
2024 Total Population	434,176		1,389,612		19,954,881	
2029 Total Population	432,981		1,386,473		19,979,477	
% Population Change 2024 to 2029	-0.3%		-0.2%		0.1%	
HOUSEHOLDS						
2024 Total Households	160,561		500,220		7,414,787	
2029 Total Households	160,622		502,588		7,527,512	
% Household Change 2024 to 2029	0.0%		0.5%		1.5%	
INCOME						
Average Household Income	\$114,003		\$107,945		\$142,802	
Median Household Income	\$83,407		\$76,648		\$96,850	
Per Capita Income	\$42,158		\$38,900		\$53,162	
HOUSEHOLD INCOME RANGES						
Household Income \$50,000 +	112,488	70.1%	332,614	66.5%	5,355,076	72.2%
Household Income \$75,000 +	87,838	54.7%	255,349	51.1%	4,426,291	59.7%
Household Income \$100,000 +	68,821	42.9%	193,849	38.8%	3,625,836	48.9%
Household Income \$150,000 +	38,697	24.1%	110,240	22.0%	2,388,708	32.2%
AGE						
Median Age	39.3		36.9		39.4	
EDUCATION / OCCUPATION						
Bachelor's Degree +	119,070	37.8%	358,795	35.7%	6,389,543	44.9%
White Collar	127,312	59.5%	397,043	57.9%	6,694,086	66.7%
RACE/ETHNICITY						
White	153,707	35.4%	367,365	26.4%	8,997,534	45.1%
Black	48,878	11.3%	256,508	18.5%	3,183,407	16.0%
American Indian	4,271	1.0%	20,067	1.4%	157,925	0.8%
Asian	79,671	18.4%	270,342	19.5%	2,628,681	13.2%
Pacific Islander	261	0.1%	1,146	0.1%	10,842	0.1%
Other Race	95,740	22.1%	308,699	22.2%	2,914,869	14.6%
2 + Races	51,648	11.9%	165,484	11.9%	2,061,623	10.3%
Hispanic Population	152,918	35.2%	468,314	33.7%	5,192,375	26.0%
EMPLOYMENT / DAYTIME POPULATION						
	1 MILE		3 MILE		5 MILE	
Total Businesses	1,332		9,146		21,988	
Total Employees	10,677		76,603		189,573	
Total Daytime Population	40,667		309,116		776,410	

TRADE AREA MAP



LEGEND

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



SITE PLAN



AT A GLANCE

CENTER INFORMATION

Nestled in the heart of Glendale, NY, The Shops at Atlas Park offers a vibrant open-air shopping experience within a picturesque, park-like environment, and has become a community cornerstone, seamlessly blending retail, dining and entertainment.

96.8M TRAVELERS

PASS THROUGH LAGUARDIA
AND JFK AIRPORTS,
WHICH ARE STRATEGICALLY
LOCATED NEAR ATLAS PARK

23K VEHICLES

CONNECT AT 80TH STREET
AND COOPER AVENUE
(THE INTERSECTIONS
AT ATLAS PARK) DAILY

WORLD'S MOST DIVERSE

ATLAS PARK IS SITUATED IN
QUEENS, NY, WHICH BOASTS
NEARLY **200 NATIONALITIES** AND
MORE THAN 160 LANGUAGES

MARKET INFORMATION

- Atlas Park is adjacent to Broadway Stages, one of NYC's largest film and TV production hubs, **PRODUCING OVER 3,000 JOBS** and generating significant economic activity
- Located close to CitiField (home of NY Mets) with nearly 30K attendees per game and the USTA Billie Jean King Tennis Center (home of the U.S. Open) with **OVER 1M SPECTATORS PER SEASON**

OTHER FACTS

- Queens is known as **"THE WORLD'S BOROUGH"** due to its vibrant cultural diversity
- As a cultural powerhouse, Queens showcases diverse art, film and performances at various cultural institutions such as MoMA PS1, the Queens Museum, Queens Theatre, etc.
- Ridgewood, Queens, which borders Atlas Park, is cited as **NYC'S #1 NEIGHBORHOOD TO WATCH** in 2024.
- Queens is the cradle of Jazz, producing greats like Louis Armstrong, Ella Fitzgerald, Charlie Parker and more. Louis Armstrong's former Queens home is now a historic museum

ECONOMIC DRIVERS

- Resorts World New York, NYC's only casino, is four miles from Atlas Park and undergoing a **\$5B EXPANSION** aimed to create 10K jobs and enhance community benefits
- Queens dominates as renters and buyers seek affordability beyond Manhattan
- Atlas Park is part of Glendale's vital network of warehouses, logistic centers and small-sale manufacturers supporting NYC's supply chain
- Healthcare stands as one of the **TOP INDUSTRIES IN QUEENS**, providing diverse services for its population
- Queens, home to studios like Silvercup, Kaufman Astoria and Broadway Stages, has produced numerous blockbuster films and TV series
- Queens has **OVER 250K STUDENTS** in grades K-12
- Queens' booming construction industry is reshaping its skyline and driving economic growth with **NUMEROUS PROJECTS UNDERWAY**

THE SHOPS AT
Atlas Park

MAJOR RETAILERS INCLUDE:

HOME GOODS
REGAL CINEMAS
T.J. MAXX
AMERICA'S BEST

ASHLEY
CALIFORNIA PIZZA KITCHEN
CHILI'S
FIVE BELOW

FOOT LOCKER
GOLDFISH SWIM SCHOOL
NORTHWELL HEALTH PHYSICIAN PARTNERS
NORTHWELL HEALTH STARS

REHABILITATION
SPECTRUM
STARBUCKS
T-MOBILE

TRIBECA PEDIATRICS
ULTA BEAUTY
THE UPS STORE



CUBE SMART SELF STORAGE

VALLEY BANK

80TH STREET

COOPER AVE

BROADWAY STAGES

MAIN STREET RADIOLOGY

HomeGoods

The UPS Store

REGAL CINEMAS

tribeca pediatrics

Spectrum

Foot Locker

goldfish swim school

ULTA

Starbucks

california PIZZA KITCHEN

five BELOW

ASHLEY

T-Mobile

TJ-maxx

NYSC

pepperoni

Northwell Health

Northwell Health STARS Rehabilitation