



VALLEY STREAM, NY

MARKET PROFILE 2020

MAJOR RETAILERS Green Acres Mall: American Eagle, Best Buy, Century 21, H&M, House of Hoops by Foot Locker, Macy's, Old Navy, Pandora, PINK, Victoria's Secret, Walmart, Zales
Green Acres Commons: 24 Hour Fitness, Aldi, Burlington, Dick's Sporting Goods, HomeGoods

RESTAURANTS & ENTERTAINMENT Green Acres Mall: Applebee's, Chipotle, Olive Garden, Panera Bread, Red Lobster
Green Acres Commons: BJ's Restaurant and Brewhouse, Buffalo Wild Wings, Sonic | **FOOD COURT** 12 units

PROPERTY TYPE Regional | **TOTAL SQUARE FEET** 2,063,000

BUILT / RENOVATED Green Acres: 1956 / 2007 | **BUILT** Green Acres Commons: 2016

FOR MORE INFORMATION 516-561-7360 | Macerich.com



DEMOGRAPHIC SUMMARY

POPULATION	PRIMARY TRADE AREA		TOTAL TRADE AREA		NEW YORK-NEWARK-JERSEY CITY, NY-NJ-PA [MSA]	
2019 Total Population	490,264		1,385,747		20,425,856	
2024 Total Population	495,274		1,402,994		20,829,632	
2019-2024 Population Growth	1.0%		1.2%		2.0%	
HOUSEHOLDS						
2019 Total Households	153,460		438,463		7,426,240	
2024 Total Households	154,382		442,222		7,560,182	
2019-2024 Household Growth	0.6%		0.9%		1.8%	
INCOME						
Average Household Income	\$108,189		\$104,170		\$114,223	
Median Household Income	\$83,523		\$76,764		\$77,678	
Per Capita Income	\$33,986		\$33,058		\$41,630	
HOUSEHOLD INCOME RANGES						
\$50,000 +	109,616	71.4%	293,137	66.9%	4,882,312	65.7%
\$75,000 +	85,399	55.6%	224,444	51.2%	3,828,976	51.6%
\$100,000 +	64,150	41.8%	167,771	38.3%	2,975,773	40.1%
\$150,000 +	33,367	21.7%	90,997	20.8%	1,754,724	23.6%
AGE						
Median Age	39.1		38.4		38.9	
EDUCATION / OCCUPATION						
Bachelor’s Degree Plus	103,002	30.1%	293,745	30.7%	5,757,475	40.4%
White Collar	144,418	58.7%	389,146	57.8%	6,586,802	64.8%
RACE / ETHNICITY						
White	108,223	22.1%	447,983	32.3%	11,501,831	56.3%
Black	282,811	57.7%	506,787	36.6%	3,564,031	17.4%
American Indian	2,829	0.6%	9,712	0.7%	100,233	0.5%
Asian	37,550	7.7%	178,829	12.9%	2,389,076	11.7%
Pacific Islander	329	0.1%	1,236	0.1%	10,042	0.0%
Other Race	58,521	11.9%	241,200	17.4%	2,860,643	14.0%
Hispanic or Latino	73,534	15.0%	325,907	23.5%	5,170,116	25.3%
Not Hispanic or Latino	416,730	85.0%	1,059,840	76.5%	15,255,740	74.7%
EMPLOYMENT / DAYTIME POPULATION						
	1 MILE		3 MILE		5 MILE	
Total Businesses	1,164		8,100		19,877	
Total Employees	10,962		79,077		200,503	
Daytime Population	28,334		236,756		613,991	

TRADE AREA MAP



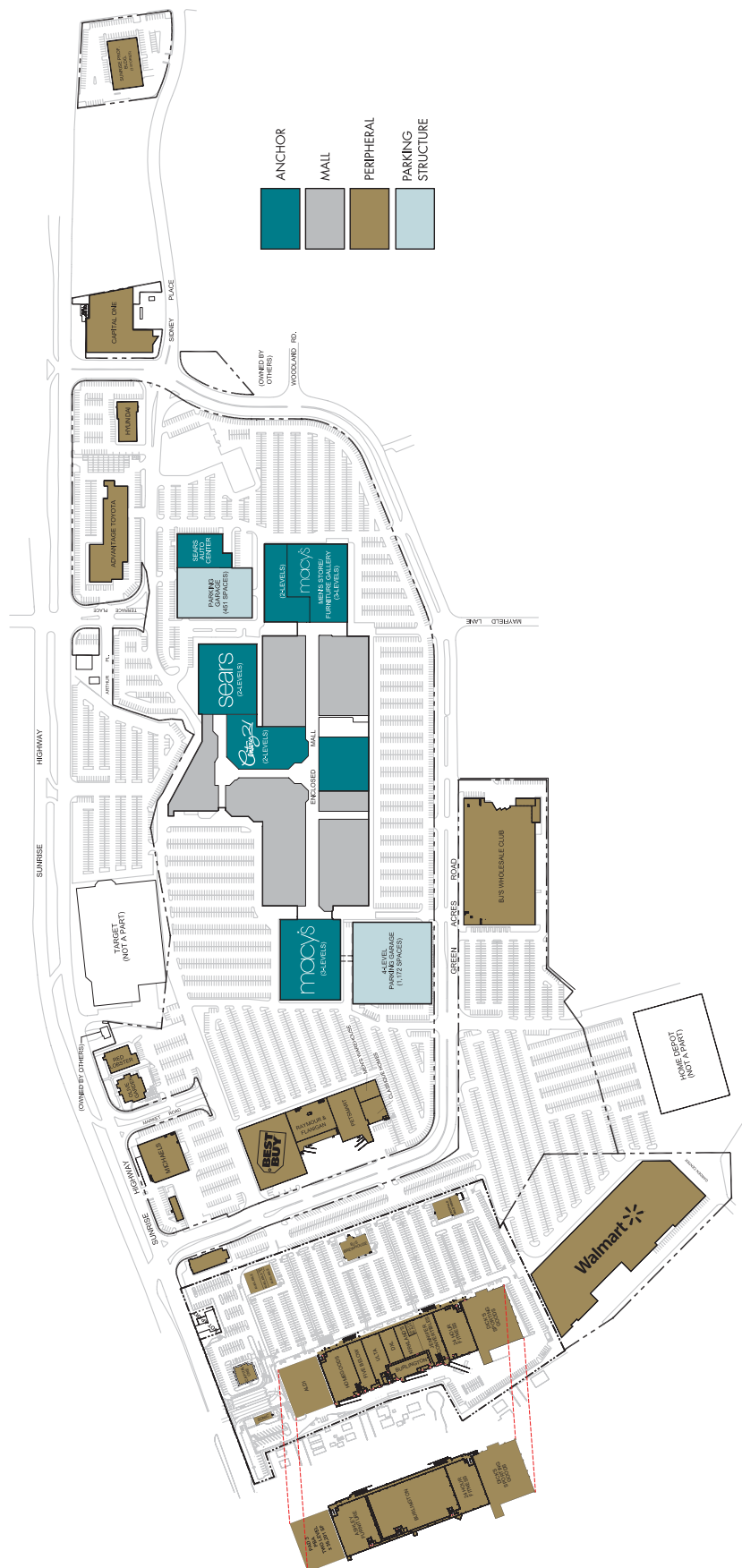
LEGEND

- ★ GREEN ACRES MALL
- PRIMARY TRADE AREA
- SECONDARY TRADE AREA
- COMPETITIVE CENTERS
- OTHER CENTERS



10% PCW

SITE PLAN



MARKET FACT SHEET

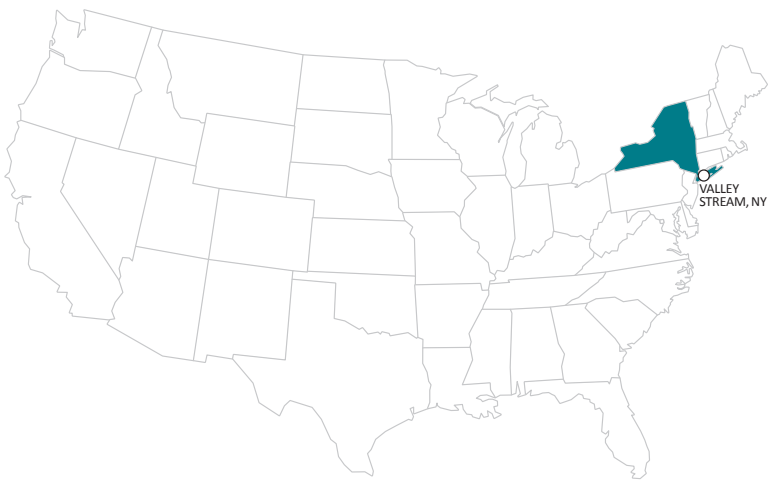
THE FIVE TOWNS, N.Y.,
A PROSPEROUS
SUB-MARKET ADJACENT
TO GREEN ACRES MALL,
HAD AN **AVERAGE**
HOUSEHOLD INCOME
OF OVER \$174,000
IN 2019

5.9 MILLION
ANNUAL RIDERS
ON THE FAR
ROCKAWAY
LONG ISLAND
COMMUTER LINE

THE GREEN ACRES
CAMPUS HAS MORE
THAN **2.1 MILLION**
SQUARE FEET OF GLA

MALL LOCATED
4 MILES FROM JFK
INTERNATIONAL
AIRPORT
JFK CONTRIBUTES ABOUT
\$37.3 BILLION IN
ECONOMIC ACTIVITY
WITH 53.2 MILLION
PASSENGERS ANNUALLY

LOCATED
IN NASSAU
COUNTY BUT
ALSO SERVES
QUEENS &
BROOKLYN
COUNTIES
(WITHIN
A 5-MILE
RADIUS)



GREEN ACRES MALL HAS
THREE MAJOR BUS LINES
THAT SERVICE SHOPPERS,
THE Q5 GREEN ACRES,
THE Q85 GREEN ACRES
AND THE N1

60,000 CARS
TRAVEL IN FRONT OF GREEN ACRES MALL ON SUNRISE HIGHWAY EVERY DAY
MILLIONS INVESTED IN A **DEVELOPMENT OF GREEN ACRES COMMONS**
COMPLETED IN 2017 WITH AN ADDITION OF 350,000 SQUARE FEET OF RETAIL
SPACE, RESTAURANTS, AMPLE PARKING AND FITNESS FACILITY
IMPROVEMENTS TO GREEN ACRES MALL, INCLUDED STREET-SIDE
ENTRANCES, NEW SECURITY EQUIPMENT, LIGHTING, SEATING, TRUCK TUNNEL
WORK AND A NEW ROOF

YEARLY SALES

JAN	6.4%	MAY	8.3%	SEP	8.3%
FEB	7.4%	JUN	9.2%	OCT	7.5%
MAR	8.5%	JUL	7.7%	NOV	8.6%
APR	7.9%	AUG	8.0%	DEC	12.3%

