



VALLEY STREAM, NY

MARKET PROFILE 2021

MAJOR RETAILERS Green Acres Mall: American Eagle, Best Buy, 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** 2,069,000

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]	
2020 Total Population	483,021		1,368,147		20,256,982	
2025 Total Population	484,132		1,372,935		20,507,488	
2020-2025 Population Growth	0.2%		0.3%		1.2%	
HOUSEHOLDS						
2020 Total Households	152,516		436,731		7,408,735	
2025 Total Households	152,739		437,941		7,501,665	
2020-2025 Household Growth	0.1%		0.3%		1.3%	
INCOME						
Average Household Income	\$112,972		\$108,502		\$117,748	
Median Household Income	\$88,077		\$80,685		\$80,384	
Per Capita Income	\$35,818		\$34,707		\$43,168	
HOUSEHOLD INCOME RANGES						
\$50,000 +	110,677	72.6%	297,128	68.0%	4,941,872	66.7%
\$75,000 +	88,443	58.0%	233,826	53.5%	3,928,731	53.0%
\$100,000 +	67,831	44.5%	178,602	40.9%	3,077,746	41.5%
\$150,000 +	35,304	23.1%	96,990	22.2%	1,842,759	24.9%
AGE						
Median Age	39.2		38.5		39.0	
EDUCATION / OCCUPATION						
Bachelor’s Degree Plus	106,211	31.4%	305,363	32.3%	5,923,953	41.8%
White Collar	133,011	59.3%	359,159	58.6%	6,127,999	66.2%
RACE / ETHNICITY						
White	106,902	22.1%	443,344	32.4%	11,453,646	56.5%
Black	279,080	57.8%	502,739	36.7%	3,521,486	17.4%
American Indian	2,837	0.6%	9,740	0.7%	99,818	0.5%
Asian	36,693	7.6%	173,137	12.7%	2,329,718	11.5%
Pacific Islander	331	0.1%	1,273	0.1%	10,250	0.1%
Other Race	57,177	11.8%	237,914	17.4%	2,842,064	14.0%
Hispanic or Latino	71,798	14.9%	320,690	23.4%	5,126,470	25.3%
Not Hispanic or Latino	411,223	85.1%	1,047,457	76.6%	15,130,512	74.7%
EMPLOYMENT / DAYTIME POPULATION						
	1 MILE		3 MILE		5 MILE	
Total Businesses	1,171		8,058		19,710	
Total Employees	10,562		74,701		191,376	
Daytime Population	31,698		252,052		660,671	

TRADE AREA MAP



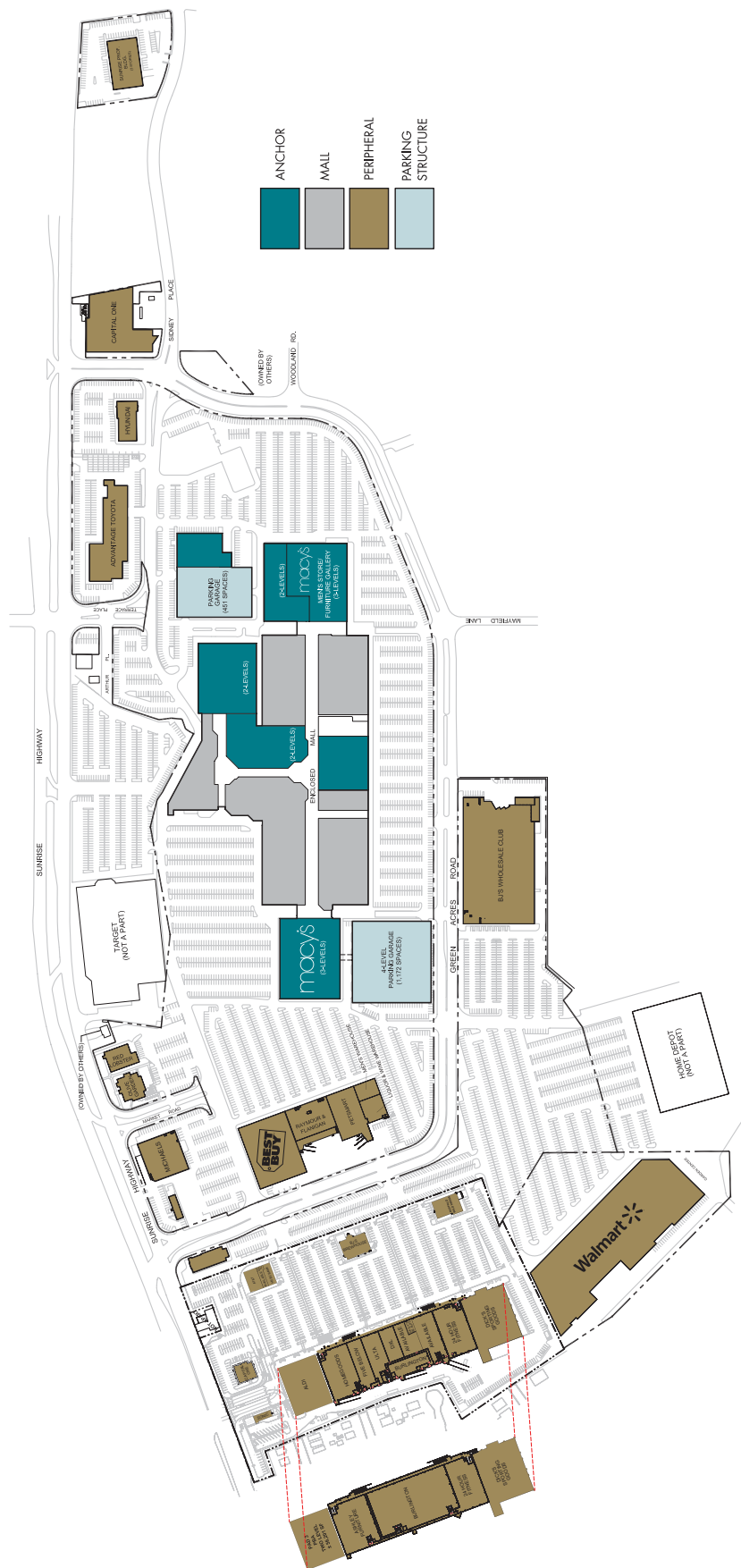
LEGEND

- ★ 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 \$170,000
IN 2020

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

47,000 VEHICLES
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%

ROSEDALE STATION (LIRR)

HOME DEPOT

TARGET

SIDNEY PL

SUNRISE HIGHWAY

GREEN ACRES RD E

GREEN ACRES RD S



- 1 DICK'S SPORTING GOODS
- 2 MACY'S
- 3 MACY'S MEN'S & FURNITURE
- 4 WALMART
- 5 24 HOUR FITNESS

- 6 ULTA BEAUTY
- 7 HOMEGOODS
- 8 BURLINGTON COAT FACTORY
- 9 ALDI
- 10 SONIC DRIVE IN

- 11 BUFFALO WILD WINGS
- 12 BJ'S RESTAURANT | BREWHOUSE
- 13 MICHAELS
- 14 BEST BUY
- 15 PETSMART

- 16 OLIVE GARDEN
- 17 RED LOBSTER
- 18 H&M
- 19 HOLLISTER CO.
- 20 BJ'S WHOLESALE CLUB



NORTH