



VALLEY STREAM, NY

MARKET PROFILE 2022

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** 2,057,000

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]	
2021 Total Population		478,844		1,354,671		20,048,273	
2026 Total Population		479,707		1,359,586		20,284,775	
2021-2026 Population Growth		0.2%		0.4%		1.2%	
HOUSEHOLDS							
2021 Total Households		150,865		432,166		7,373,277	
2026 Total Households		150,946		433,533		7,473,424	
2021-2026 Household Growth		0.1%		0.3%		1.4%	
INCOME							
Average Household Income		\$117,633		\$113,121		\$121,787	
Median Household Income		\$91,802		\$83,525		\$83,312	
Per Capita Income		\$37,120		\$36,113		\$44,875	
HOUSEHOLD INCOME RANGES							
\$50,000 +		111,627	74.0%	300,546	69.5%	5,037,087	68.3%
\$75,000 +		89,260	59.2%	236,934	54.8%	4,014,864	54.5%
\$100,000 +		70,247	46.6%	185,223	42.9%	3,178,765	43.1%
\$150,000 +		38,590	25.6%	106,458	24.6%	1,933,721	26.2%
AGE							
Median Age		39.4		38.7		39.3	
EDUCATION / OCCUPATION							
Bachelor’s Degree Plus		108,597	32.1%	310,758	33.0%	5,950,972	42.2%
White Collar		134,529	59.1%	368,135	59.0%	6,369,090	66.8%
RACE / ETHNICITY							
White		105,105	21.9%	437,209	32.3%	11,315,859	56.4%
Black		276,009	57.6%	496,711	36.7%	3,473,788	17.3%
American Indian		2,778	0.6%	9,559	0.7%	99,243	0.5%
Asian		37,403	7.8%	173,278	12.8%	2,318,888	11.6%
Pacific Islander		338	0.1%	1,277	0.1%	10,347	0.1%
Other Race		57,212	11.9%	236,636	17.5%	2,830,148	14.1%
Hispanic or Latino		71,881	15.0%	318,827	23.5%	5,101,798	25.4%
Not Hispanic or Latino		406,963	85.0%	1,035,844	76.5%	14,946,475	74.6%
EMPLOYMENT / DAYTIME POPULATION		1 MILE		3 MILE		5 MILE	
Total Businesses		1,177		8,247		20,141	
Total Employees		10,546		76,910		195,260	
Daytime Population		30,923		248,229		648,930	

TRADE AREA MAP



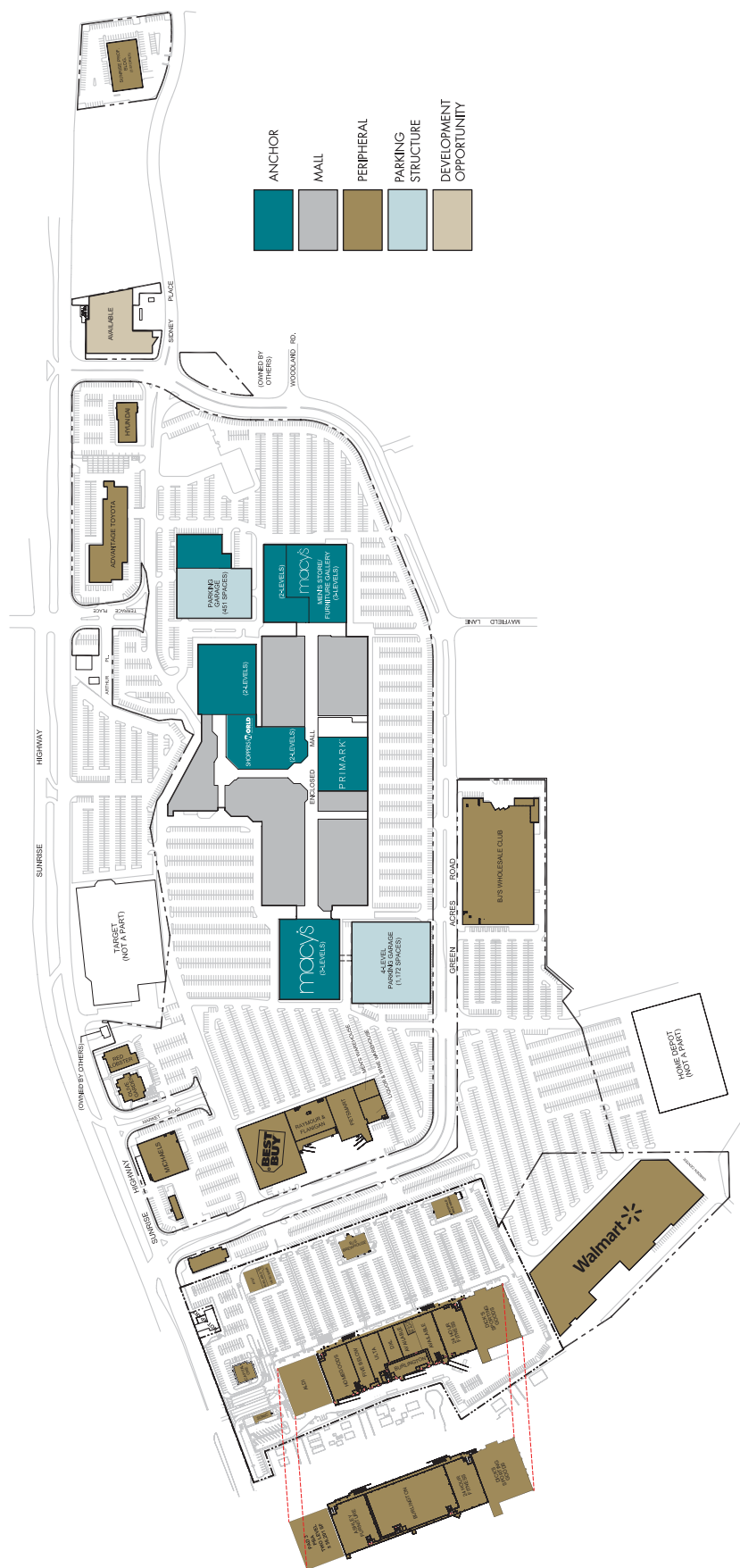
LEGEND

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



10% PCW

SITE PLAN



MARKET FACT SHEET

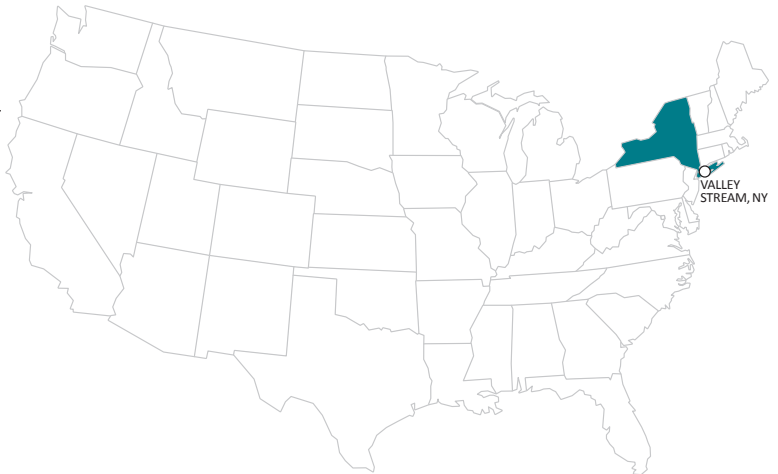
THE FIVE TOWNS, N.Y.,
A PROSPEROUS
SUB-MARKET ADJACENT
TO GREEN ACRES MALL,
HAD AN **AVERAGE**
HOUSEHOLD INCOME
OF OVER \$175,000
IN 2021

HOME TO THE
FIRST ALDI
AND PRIMARK
IN NASSAU COUNTY

60,000 VEHICLES
TRAVEL IN FRONT OF
GREEN ACRES MALL
ON SUNRISE HIGHWAY
EVERY DAY

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 WITH 6.6 MILLION
PASSENGERS ANNUALLY

LESS THAN A MILE FROM VALLEY STREAM AND ROSEDALE LONG ISLAND RAILROAD
STATIONS, WITH **5.9 MILLION ANNUAL RIDERS**

3 HOSPITALS WITHIN A 10-MILE RADIUS **EMPLOYING OVER 70,000 PEOPLE**

OVER **47,000 STUDENTS** IN THE TRADE AREA; WITH 14 K-12 SCHOOLS AND
18 COLLEGES

DOORSTEPS FROM THE ALL-NEW **UBS ARENA** AND HYATT REGENCY JFK HOTEL,
ATTRACTING THOUSANDS OF NEW VISITORS TO THE TRADE AREA

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

YEARLY SALES

JAN	5.7%	MAY	8.4%	SEP	8.4%
FEB	5.6%	JUN	9.7%	OCT	7.4%
MAR	8.1%	JUL	7.9%	NOV	8.4%
APR	7.2%	AUG	7.3%	DEC	15.9%



ROSEDALE STATION (LIRR)



HOME DEPOT

TARGET

SHOPPERS WORLD

PRIMARK

COMING SOON



GREEN ACRES RD S

SUNRISE HIGHWAY

SIDNEY PL

GREEN ACRES RD E

MAJOR RETAILERS INCLUDE:

DICK'S SPORTING GOODS
MACY'S
MACY'S MEN'S & FURNITURE
SHOPPERS WORLD

WALMART
PRIMARK (COMING SOON)
24 HOUR FITNESS
ALDI

BEST BUY
BJ'S WHOLESALE CLUB
BUFFALO WILD WINGS
BURLINGTON COAT FACTORY

H&M
HOLLISTER CO.
HOMEGOODS
MICHAELS

OLIVE GARDEN
PETSMART
RED LOBSTER
ULTA BEAUTY



NORTH