



VALLEY STREAM, NY

## MARKET PROFILE 2023

**MAJOR RETAILERS** Green Acres Mall: American Eagle, Best Buy, H&M, Hollister Co., House of Hoops by Foot Locker, Macy's, Old Navy, Pandora, PINK, PRIMARK (coming summer 2023), 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, TGI Friday's; Green Acres Commons: BJ's Restaurant and Brewhouse, Buffalo Wild Wings, Sonic

**FOOD COURT** 12 units | **PROPERTY TYPE** Regional | **TOTAL SQUARE FEET** 2,042,000

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

**FOR MORE INFORMATION** 516-561-7360 | [Macerich.com](http://Macerich.com)



# DEMOGRAPHIC SUMMARY

| POPULATION                      |  | PRIMARY TRADE AREA |       | TOTAL TRADE AREA |       | NEW YORK-NEWARK-JERSEY CITY,<br>NY-NJ-PA [MSA] |       |
|---------------------------------|--|--------------------|-------|------------------|-------|--|-------|
| 2022 Total Population           |  | 516,690            |       | 1,438,976        |       | 20,224,976                                     |       |
| 2027 Total Population           |  | 505,095            |       | 1,409,602        |       | 19,945,519                                     |       |
| 2022-2027 Population Growth     |  | -2.2%              |       | -2.0%            |       | -1.4%  |       |
| HOUSEHOLDS                      |  |                    |       |                  |       |  |       |
| 2022 Total Households           |  | 159,232            |       | 454,962          |       | 7,448,470                                      |       |
| 2027 Total Households           |  | 155,309            |       | 445,077          |       | 7,382,577                                      |       |
| 2022-2027 Household Growth      |  | -2.5%              |       | -2.2%            |       | -0.9%  |       |
| INCOME                          |  |                    |       |                  |       |  |       |
| Average Household Income        |  | \$130,370          |       | \$125,028        |       | \$137,432                                      |       |
| Median Household Income         |  | \$100,036          |       | \$90,403         |       | \$91,608                                       |       |
| Per Capita Income               |  | \$40,264           |       | \$39,574         |       | \$50,700                                       |       |
| HOUSEHOLD INCOME RANGES         |  |                    |       |                  |       |  |       |
| \$50,000 +                      |  | 122,821            | 77.1% | 330,288          | 72.6% | 5,307,140                                      | 71.3% |
| \$75,000 +                      |  | 100,433            | 63.1% | 265,610          | 58.4% | 4,322,885                                      | 58.0% |
| \$100,000 +                     |  | 79,654             | 50.0% | 209,207          | 46.0% | 3,488,485                                      | 46.8% |
| \$150,000 +                     |  | 44,762             | 28.1% | 122,024          | 26.8% | 2,192,169                                      | 29.4% |
| AGE                             |  |                    |       |                  |       |  |       |
| Median Age                      |  | 39.5               |       | 38.7             |       | 39.3   |       |
| EDUCATION / OCCUPATION          |  |                    |       |                  |       |  |       |
| Bachelor’s Degree Plus          |  | 119,058            | 33.7% | 336,685          | 34.7% | 6,224,870                                      | 45.2% |
| White Collar                    |  | 145,383            | 56.8% | 388,563          | 56.6% | 6,206,912                                      | 62.8% |
| RACE/ETHNICITY                  |  |                    |       |                  |       |  |       |
| White                           |  | 89,368             | 17.3% | 348,613          | 24.2% | 9,298,987                                      | 46.0% |
| Black/African American          |  | 263,842            | 51.1% | 469,039          | 32.6% | 3,230,923                                      | 16.0% |
| American Indian                 |  | 5,413              | 1.0%  | 17,094           | 1.2%  | 154,918  | 0.8%  |
| Asian                           |  | 49,661             | 9.6%  | 209,174          | 14.5% | 2,556,906                                      | 12.6% |
| Pacific Islander                |  | 502                | 0.1%  | 1,270            | 0.1%  | 10,664   | 0.1%  |
| Other Race                      |  | 107,904            | 20.9% | 393,786          | 27.4% | 4,972,578                                      | 24.6% |
| Hispanic or Latino              |  | 80,381             | 15.6% | 340,980          | 23.7% | 5,122,303                                      | 25.3% |
| Not Hispanic or Latino          |  | 436,309            | 84.4% | 1,097,996        | 76.3% | 15,102,673                                     | 74.7% |
| EMPLOYMENT / DAYTIME POPULATION |  | 1 MILE             |       | 3 MILE           |       | 5 MILE   |       |
| Total Businesses                |  | 1,267              |       | 8,720            |       | 21,170   |       |
| Total Employees                 |  | 10,423             |       | 69,327           |       | 197,033  |       |
| Daytime Population              |  | 30,858             |       | 241,501          |       | 673,553  |       |



# TRADE AREA MAP



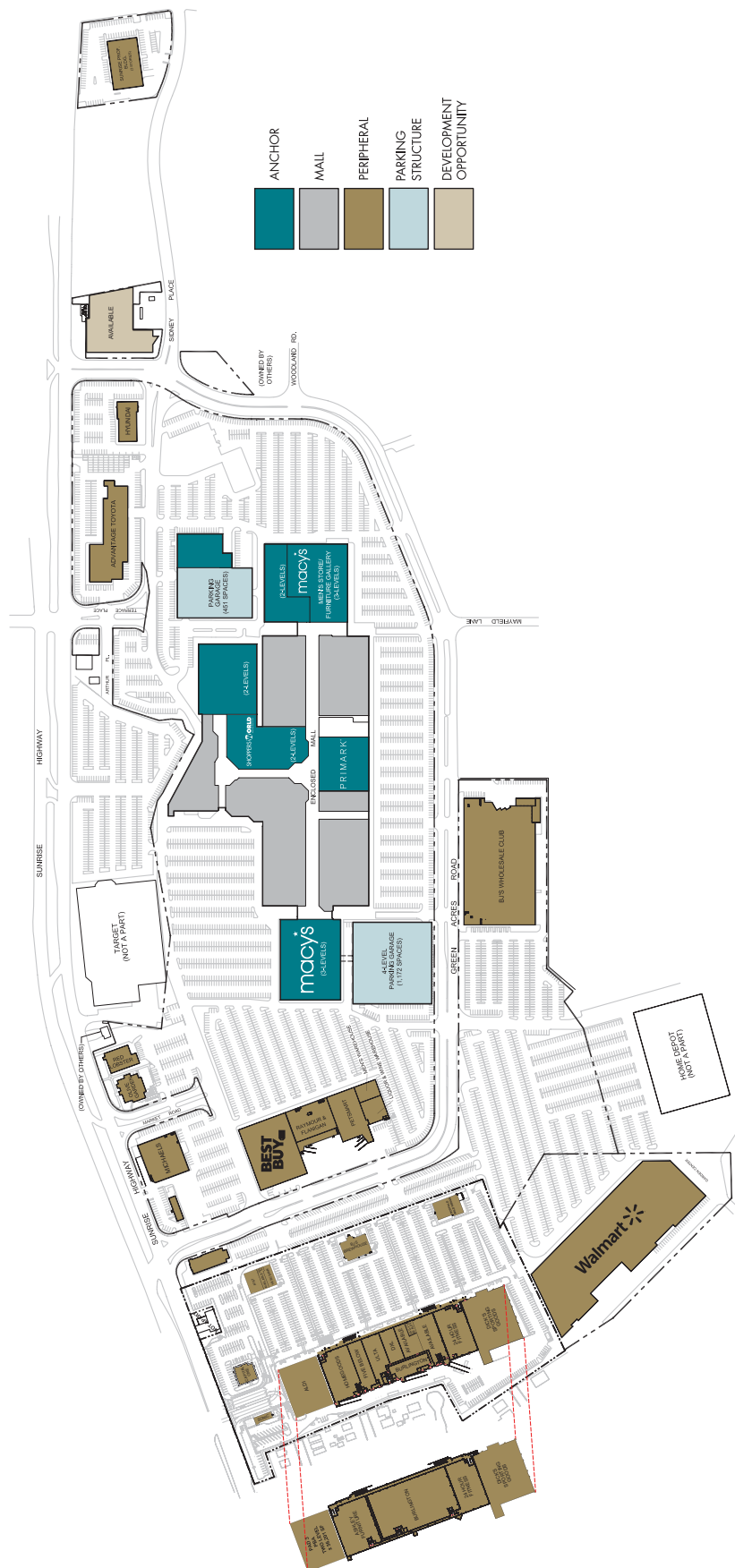
## LEGEND

- ★ 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**

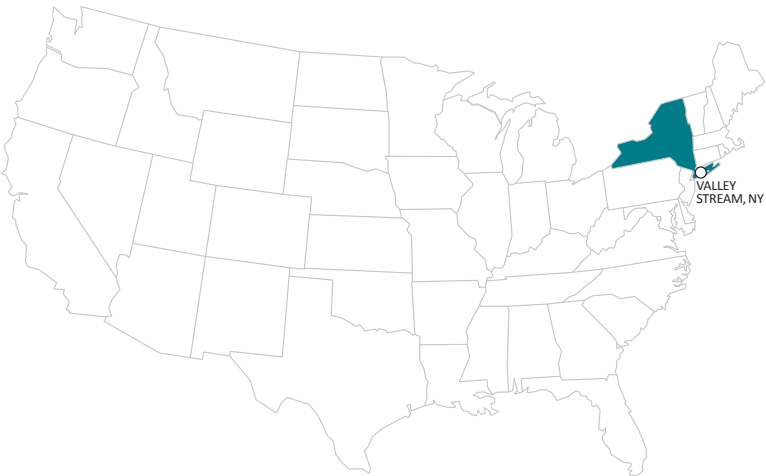
THE GREEN ACRES MALL  
IS AN EXPANSIVE RETAIL  
DESTINATION WITH  
2.1 MILLION SQUARE FEET  
OF GLA, DRAWING  
**17 MILLION BRAND-  
FORWARD URBAN**  
**SHOPPERS**

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

MALL LOCATED  
**4 MILES FROM JFK**  
**INTERNATIONAL AIRPORT**

JFK INTERNATIONAL AIRPORT IS  
THE BUSIEST INTERNATIONAL AIR  
PASSENGER GATEWAY INTO NORTH  
AMERICA, THE 25TH BUSIEST AIRPORT  
IN THE WORLD, THE 13TH BUSIEST  
AIRPORT IN THE U.S. AND THE  
BUSIEST AIRPORT IN THE NEW YORK  
AIRPORT SYSTEM, HANDLING **OVER 30**  
**MILLION PASSENGERS** IN 2021

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



GREEN ACRES MALL HAS  
**THREE MAJOR BUS LINES**  
SERVICING 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**

30 K-12 SCHOOLS WITHIN A 4-MILE RADIUS WITH MORE THAN **17,000 STUDENTS**

OVER **53,000 STUDENTS** ATTEND HIGHER EDUCATION PROGRAMS WITHIN A  
6.5-MILE RADIUS

4 MILES FROM THE ALL-NEW UBS ARENA AND 6 MILES FROM THE HYATT REGENCY  
JFK HOTEL, ATTRACTING THOUSANDS OF NEW YORK VISITORS TO THE TRADE AREA

## YEARLY SALES

|     |       |     |       |     |        |
|-----|-------|-----|-------|-----|--------|
| JAN | 6.32% | MAY | 8.15% | SEP | 8.78%  |
| FEB | 7.02% | JUN | 9.37% | OCT | 7.84%  |
| MAR | 8.18% | JUL | 7.91% | NOV | 8.35%  |
| APR | 7.82% | AUG | 7.95% | DEC | 12.32% |





ROSEDALE STATION (LIRR)

HomeGoods

Burlington

DICK'S  
SPORTING GOODS

BEST  
BUY

macys

TARGET

PRIMARK  
COMING  
SUMMER  
2023

macys

BJ'S  
WHOLESALE CLUB

Walmart  
ADDITIONAL STORES  
LOCATED HERE

HOME DEPOT

TOYOTA

GREEN ACRES RD E

SIDNEY PL

SUNRISE HIGHWAY

green  
acres

MAJOR RETAILERS INCLUDE:

|                          |                              |            |                    |              |
|--------------------------|------------------------------|------------|--------------------|--------------|
| DICK'S SPORTING GOODS    | PRIMARK (COMING SUMMER 2023) | HOMEGOODS  | 24 HOUR FITNESS    | MICHAELS     |
| MACY'S                   | ALDI                         | BURLINGTON | BUFFALO WILD WINGS | OLIVE GARDEN |
| MACY'S MEN'S & FURNITURE | BEST BUY                     | TOYOTA     | H&M                | PETSMART     |
| WALMART                  | BJ'S WHOLESALE CLUB          | HYUNDAI    | HOLLISTER CO.      | ULTA BEAUTY  |

