green acres

VALLEY STREAM, NY

MARKET PROFILE 2024

MAJOR RETAILERS Green Acres Mall: American Eagle, Bath & Body Works, Best Buy, H&M, Hollister Co., Foot Locker, Macy's, Old Navy, Pandora, Primark, Victoria's Secret, Uniqlo, Walmart, Zales
Green Acres Commons: 24 Hour Fitness, Aldi, Burlington, Dick's Sporting Goods, HomeGoods

RESTAURANTS & ENTERTAINMENT Green Acres Mall: Applebee's, Chipotle, Panera Bread, Red Lobster, TGI Friday's; Green Acres Commons: BJ's Restaurant and Brewhouse, Buffalo Wild Wings, Chuck E Cheese

FOOD COURT 12 units | **PROPERTY TYPE** Regional | **TOTAL SQUARE FEET** 2,058,000

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

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

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DEMOGRAPHIC SUMMARY

POPULATION	PRIMARY TRADE AREA	TOTAL TRADE AREA	NEW YORK-NEWARK-JERSEY CITY, NY-NJ-PA [MSA]
2023 Total Population	514,166	1,433,627	20,181,143
2028 Total Population	510,610	1,430,605	20,167,113
2023-2028 Population Growth	-0.7%	-0.2%	-0.1%

HOUSEHOLDS			
2023 Total Households	159,688	456,914	7,499,516
2028 Total Households	158,983	458,148	7,595,425
2023-2028 Household Growth	-0.4%	0.3%	1.3%

INCOME			
Average Household Income	$128,474	$123,702	$135,858
Median Household Income	$95,493	$87,402	$87,926
Per Capita Income	$39,964	$39,474	$50,581

HOUSEHOLD INCOME RANGES						
$50,000 +	120,086	75.2%	326,081	71.4%	5,226,701	69.7%
$75,000 +	98,018	61.4%	260,969	57.1%	4,236,415	56.5%
$100,000 +	76,775	48.1%	203,204	44.5%	3,396,888	45.3%
$150,000 +	43,598	27.3%	118,357	25.9%	2,158,472	28.8%

AGE			
Median Age	39.6	38.9	39.5

EDUCATION / OCCUPATION						
Bachelor's Degree Plus	121,013	33.3%	345,377	34.6%	6,389,914	44.9%
White Collar	148,329	59.8%	402,125	59.4%	6,716,502	67.7%

RACE/ETHNICITY						
White	89,413	17.4%	347,546	24.2%	9,223,568	45.7%
Black/African American	262,005	51.0%	467,224	32.6%	3,235,753	16.0%
American Indian	5,382	1.0%	16,855	1.2%	154,429	0.8%
Asian	50,969	9.9%	213,650	14.9%	2,606,600	12.9%
Pacific Islander	487	0.1%	1,246	0.1%	10,565	0.1%
Other Race	105,911	20.6%	387,107	27.0%	4,950,228	24.5%
Hispanic or Latino	80,257	15.6%	340,657	23.8%	5,176,454	25.6%
Not Hispanic or Latino	433,909	84.4%	1,092,970	76.2%	15,004,689	74.4%

EMPLOYMENT / DAYTIME POPULATION	1 MILE	3 MILE	5 MILE
Total Businesses	1,238	8,496	20,909
Total Employees	10,333	69,734	199,288
Daytime Population	30,095	227,654	644,611

TRADE AREA MAP

LEGEND

★ GREEN ACRES MALL

▪ PRIMARY TRADE AREA

▪ SECONDARY TRADE AREA

● COMPETITIVE CENTERS

● OTHER CENTERS

10% PCW

SITE PLAN

ANCHOR

MALL

PERIPHERAL

PARKING STRUCTURE

DEVELOPMENT OPPORTUNITY

macy's
(2-LEVELS)

macy's
(3-LEVELS)

SHOPPERS WORLD
(2-LEVELS)

(2-LEVELS)

PRIMARK

MEN'S STORE/
FURNITURE GALLERY
(3-LEVELS)

PARKING GARAGE
(461 SPACES)

4-LEVEL
PARKING GARAGE
(1,172 SPACES)

ENCLOSED MALL

AVAILABLE

ADVANTAGE TOYOTA

TARGET
(NOT A PART)

HOME DEPOT
(NOT A PART)

BJ'S (WHOLESALE CLUB)

BEST BUY

Walmart

SIDNEY PLACE

WOODLAND RD.
(OWNED BY OTHERS)

MAYFIELD LANE

SUNRISE HIGHWAY

SUNRISE HIGHWAY

TERRACE PLACE

GREEN ACRES ROAD

(OWNED BY OTHERS)

HARRIS ROAD

MARKET FACT SHEET

THE FIVE TOWNS, N.Y., A PROSPEROUS SUB-MARKET ADJACENT TO GREEN ACRES MALL, HAD AN AVERAGE HOUSEHOLD INCOME OF OVER $195K IN 2023

GREEN ACRES MALL IS AN EXPANSIVE RETAIL DESTINATION WITH 2 MILLION SQUARE FEET OF GLA, DRAWING 19 MILLION BRAND-FORWARD URBAN SHOPPERS

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

LOCATED 4 MILES FROM JFK INTERNATIONAL AIRPORT SERVICING 62.5M PASSENGERS IN 2023

JFK INTERNATIONAL PASSENGER AIRPORT RANKINGS
−#22 IN THE WORLD
−#1 INTERNATIONAL IN NORTH AMERICA
−#6 IN THE U.S.
−#1 IN NEW YORK

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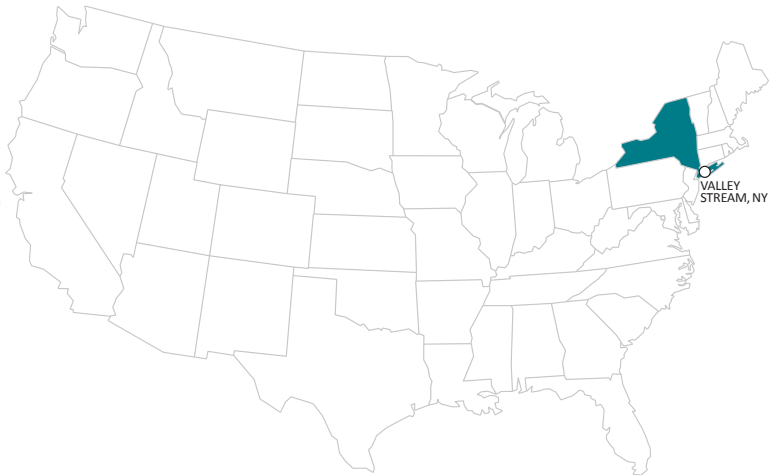
VALLEY STREAM, NY

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 10 MILES EMPLOYING OVER 70K PEOPLE

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

OVER 53K STUDENTS ATTEND HIGHER EDUCATION PROGRAMS WITHIN A 6.5-MILE RADIUS

CLOSE TO THE UBS ARENA AND HYATT REGENCY JFK HOTEL, ATTRACTING THOUSANDS OF NEW YORK VISITORS TO THE TRADE AREA

YEARLY SALES

Month	%	Month	%	Month	%
JAN	6.8%	MAY	8.1%	SEP	8.5%
FEB	7.2%	JUN	9.2%	OCT	7.6%
MAR	8.1%	JUL	7.9%	NOV	8.4%
APR	7.8%	AUG	7.8%	DEC	12.6%

NORTH

ROSEDALE STATION (LIRR)

SUNRISE HIGHWAY

GREEN ACRES RD E

SIDNEY PL

TOYOTA

HYUNDAI

macy's

TARGET

UNIQLO

PRIMARK

macy's

H&M

BEST BUY

GREEN ACRES RD S

BJ's

GREEN ACRES RD W

ALDI

HomeGoods

Burlington

DICK'S

Walmart

HOME DEPOT

MAJOR RETAILERS INCLUDE:

BJ'S WHOLESALE CLUB	PRIMARK	RED LOBSTER
BURLINGTON	WALMART	TOYOTA
DICK'S SPORTING GOODS	24 HOUR FITNESS	ULTA BEAUTY
MACY'S	ALDI	UNIQLO
BEST BUY	HOLLISTER CO.	
BUFFALO WILD WINGS	HOMEGOODS	
CHUCK E CHEESE	MICHAELS	
H&M	PETSMART	

green
acres