



MARKET PROFILE 2025

MAJOR RETAILERS Green Acres: American Eagle, Bath & Body Works, Best Buy, H&M, Hollister, 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: Applebee's, Chipotle, Panera Bread, Red Lobster, TGI Friday's; Green Acres Commons: BJ's Restaurant and Brewhouse, Buffalo Wild Wings, Chuck E. Cheese

COMING SOON Launch Family Entertainment – Summer 2025, Shoprite – Summer 2027

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



DEMOGRAPHIC SUMMARY

POPULATION	PRIMARY TRADE AREA		TOTAL TRADE AREA		NEW YORK-NEWARK-JERSEY CITY, NY-NJ [MSA]	
2024 Total Population	583,057		1,656,495		19,954,881	
2029 Total Population	581,557		1,649,801		19,979,477	
% Population Change 2024 to 2029	-0.3%		-0.4%		0.1%	
HOUSEHOLDS						
2024 Total Households	181,996		534,636		7,414,787	
2029 Total Households	180,900		533,755		7,527,512	
% Household Change 2024 to 2029	-0.6%		-0.2%		1.5%	
INCOME						
Average Household Income	\$133,321		\$120,995		\$142,802	
Median Household Income	\$102,072		\$87,039		\$96,850	
Per Capita Income	\$41,647		\$39,085		\$53,162	
HOUSEHOLD INCOME RANGES						
Household Income \$50,000 +	137,090	75.3%	374,235	70.0%	5,355,076	72.2%
Household Income \$75,000 +	113,449	62.3%	300,266	56.2%	4,426,291	59.7%
Household Income \$100,000 +	93,336	51.3%	239,839	44.9%	3,625,836	48.9%
Household Income \$150,000 +	56,452	31.0%	142,997	26.8%	2,388,708	32.2%
AGE						
Median Age	39.8		39.4		39.4	
EDUCATION / OCCUPATION						
Bachelor's Degree +	133,615	32.5%	369,486	31.7%	6,389,543	44.9%
White Collar	163,727	57.8%	443,687	56.4%	6,694,086	66.7%
RACE/ETHNICITY						
White	110,080	18.9%	319,751	19.3%	8,997,534	45.1%
Black	285,110	48.9%	655,006	39.5%	3,183,407	16.0%
American Indian	6,066	1.0%	18,515	1.1%	157,925	0.8%
Asian	54,239	9.3%	216,019	13.0%	2,628,681	13.2%
Pacific Islander	541	0.1%	1,445	0.1%	10,842	0.1%
Other Race	71,499	12.3%	269,985	16.3%	2,914,869	14.6%
2 + Races	55,523	9.5%	175,773	10.6%	2,061,623	10.3%
Hispanic Population	101,543	17.4%	396,494	23.9%	5,192,375	26.0%
EMPLOYMENT / DAYTIME POPULATION						
	1 MILE		3 MILE		5 MILE	
Total Businesses	1,286		8,826		21,570	
Total Employees	10,586		71,902		184,609	
Total Daytime Population	29,710		226,126		637,741	

TRADE AREA MAP



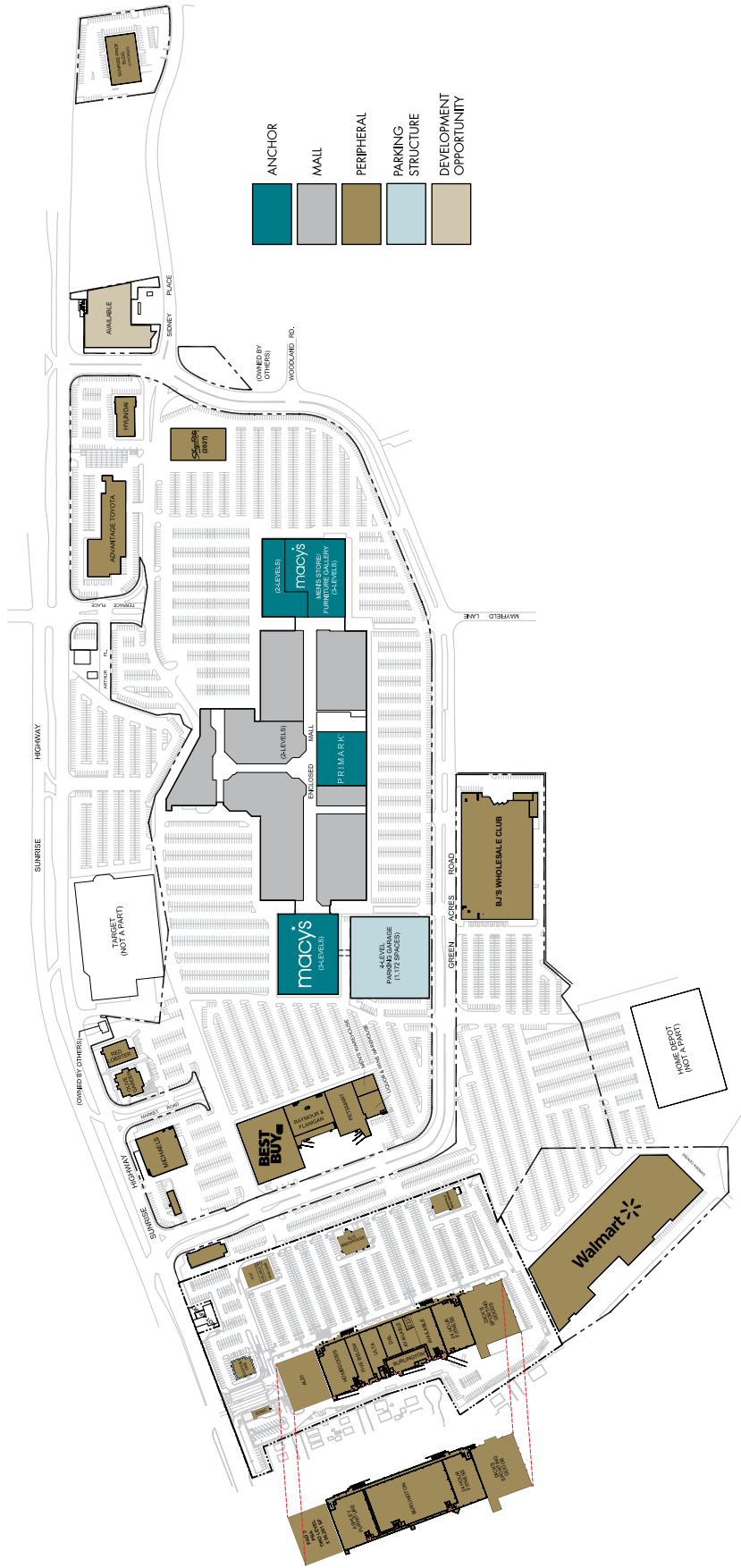
LEGEND

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



10% PCW

SITE PLAN



AT A GLANCE

CENTER INFORMATION

Green Acres campus in Valley Stream, NY, is an expansive retail destination drawing 20.7M brand forward urban and affluent suburban shoppers residing in the market, responding to consumer demand for fashion, food, fun and community connection.

NEW OFFERINGS

400K SQ. FT. REDEVELOPMENT INCLUDES NEW RETAILERS, PREMIER EATERIES, ENTERTAINMENT AND GROCER WITH FRESH NEW VISUALLY APPEALING STREETSCAPES

20.7M GUESTS

PERFECTLY POSITIONED TO SERVE A DUAL MARKET FROM LONG ISLAND AND QUEENS DRAWING 20.7M ANNUAL VISITORS FROM SUBURBAN AND URBAN AREAS

\$205K+ HH INCOME

THE PROSPEROUS FIVE TOWNS COMMUNITY ADJACENT TO GREEN ACRES HAD AN AVERAGE ANNUAL HOUSEHOLD INCOME OF OVER \$205K IN 2024

MARKET INFORMATION

- Valley Stream is **CULTURALLY RICH** and diverse
- The Five Towns (Lawrence, Cedarhurst, Woodmere, Hewlett, and Inwood) have a growing population of Modern Orthodox Jewish families with 75% of the residents identifying as Jewish

OTHER FACTS

- Green Acres is **DEEPLY CONNECTED TO THE SURROUNDING COMMUNITY** serving as an economic engine, cultural hub and family-friendly shopping destination
- Green Acres gives back to the community: **EMPOWERING FAMILIES IN NEED** by distributing turkeys during the holiday season; investing in education by donating backpacks and school supplies; transforming students future with high school scholarships and through our School Cents program; and enriching childhood experiences by hosting memorable community celebrations

ECONOMIC DRIVERS

- 36% households in the Green Acres primary trade area have children under 18
- Within a 4-mile radius of Green Acres there are 30 K-12 schools serving **17,000 STUDENTS**
- Over 53K students attend higher education programs within 6.5 miles of Green Acres
- **60K+ VEHICLES** travel past Green Acres daily
- Three major MTA bus lines are accessible to shoppers
- **20M PASSENGERS** ride the LIRR commuter lines that stop at the Valley Stream Station
- 4 miles from JFK International Airport servicing over 62M passengers in 2023
- 3 major hospitals within 10 miles employing 70K people
- **\$133K AVERAGE HOUSEHOLD INCOME** in the Green Acres primary trade area
- Green Acres Commons is a fully leased 300K SF power center



ROSEDALE STATION (LIRR)



HomeGoods

Burlington



DICK'S SPORTING GOODS



Walmart

AMERICA'S DISCOUNT STORE

HOME DEPOT



BIS

Best Buy

BEST BUY



macys



H&M



PRIMARK



UNIQLO



LAUNCH



macys



LAUNCH



LAUNCH



UNIQLO



PRIMARK



HOME GOODS



LAUNCH



WILD WINGS



CHUCK E. CHEESE



H&M



LAUNCH FAMILY ENTERTAINMENT



(SUMMER 2025)

HOLLISTER



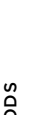
HOME GOODS



PETSMART



PRIMARK



RED LOBSTER



MAJOR RETAILERS INCLUDE:

- ALDI
- BJ'S WHOLESALE CLUB
- BURLINGTON
- DICK'S SPORTING GOODS
- MACY'S
- SHOPRITE (SUMMER 2027)
- WALMART
- 24 HOUR FITNESS

- BEST BUY
- BUFFALO WILD WINGS
- CHUCK E. CHEESE
- H&M
- LAUNCH FAMILY ENTERTAINMENT (SUMMER 2025)
- HOLLISTER
- HOME GOODS
- LAUNCH FAMILY ENTERTAINMENT (SUMMER 2025)

- MICHAELS
- PETSMART
- PRIMARK
- RED LOBSTER

- TOYOTA
- ULTA BEAUTY
- UNIQLO

▲ NORTH

