



Opportunity Summary

1701 Sunrise Highway
Westfield South Shore Mall
Bay Shore, New York



Premier Location

Located 45 miles East of New York City, Bay Shore is a residential community located in Suffolk County, Long Island. Located off Sunrise Highway, the site is easily accessible from both Southern State Parkway and the Long Island Expressway (495). The site is also serviced by Suffolk County Transit and less than 5 minutes from the Islip LIRR train station, providing connectivity to NYC in less than 80 minutes.



TOTAL
POPULATION
1,562,014



LABOR
FORCE
672,106



BACHELOR'S
DEGREE
21.9%



GRADUATE
DEGREE
17.1%



PROJECTED
POPULATION GROWTH
0.4%



MILLENNIALS
AGE 21-34
22.0%

Demographics reflect the market's office trade area as determined by ESRI.



A Built-In Walkable Environment

The site is directly connected to Westfield South Shore Mall, a vibrant mixed-use center with over 1.1mm square feet of urban-like amenities. This site offers a future tenant a wealth of food & beverage, service retail, entertainment and wellness/fitness options within walking distance.

EXISTING MALL AMENITIES

SERVICES

★ macy's JCPenney Orangetheory FITNESS SEPHORA T-Mobile verizon

AT&T, Bath & Body Works, Boost Mobile, Capital One Bank, Cohen's Fashion Optical, Dick's Sporting Goods, Foot Locker, Great Expressions Dental, H&R Block, JCPenney, Kay Jewelers, Macy's, Metro PCS, Orangetheory Fitness, Pandora, Sephora, Signature Day Spa, T-Mobile, The Children's Place, Ulta Beauty, Verizon Wireless, Victoria's Secret, Visionworks

FOOD & BEVERAGE

BLAZE PIZZA BUFFALO WILD WINGS The Cheesecake Factory Olive Garden Panera Starbucks

Blaze Pizza, Buffalo Wild Wings, Charleys Philly Steaks, Checkers, The Cheesecake Factory, China Wok, IHOP, Five Guys Burger & Fries, Nathan's, Olive Garden, Panera Bread, Pinkberry, Popeyes, Sarku Japan, Sbarro, Starbucks, Subway, Taco Bell, TGI Fridays

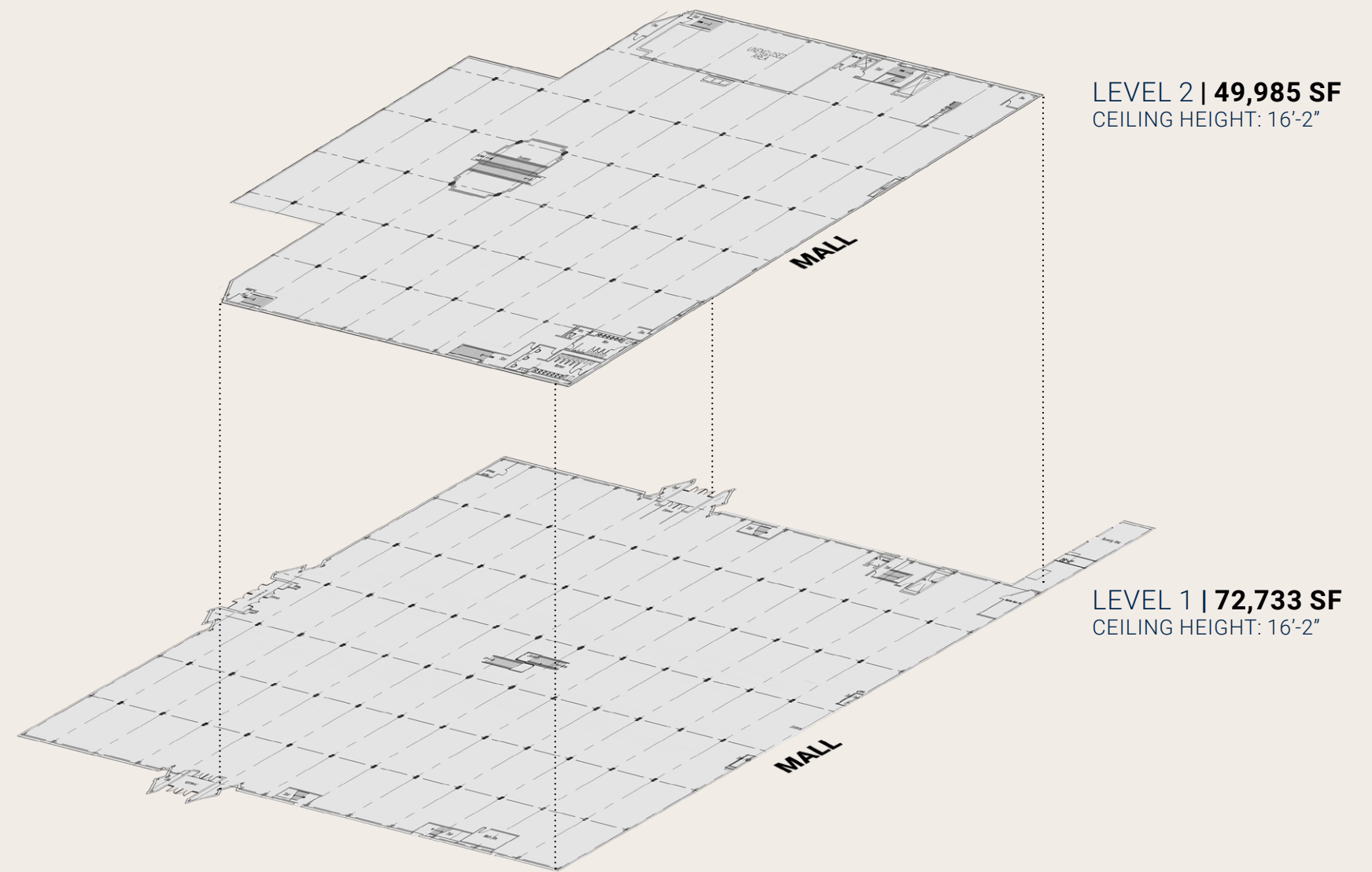
Westfield[®]
South Shore



Specifications

PROPERTY INFORMATION



Site Acreage	2.64 Acres
Gross Leasable Area	122,728 SF
Floors	Two Levels, Anchor Location
Redevelopment Strategy	Adaptive Reuse of former single-use, retail anchor store
Extensive Parking	Thousands of parking spaces available at the mall



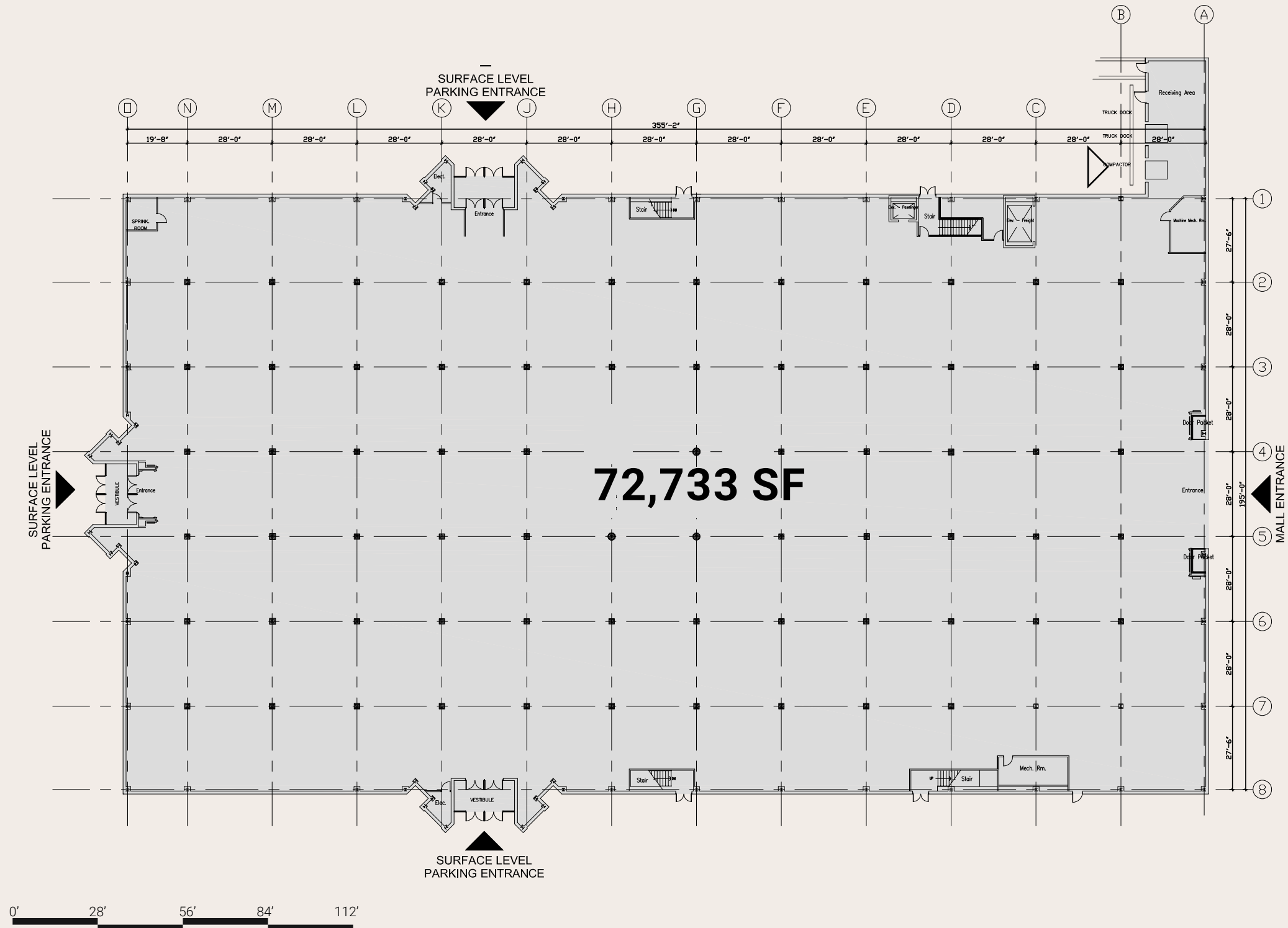
Existing Conditions

LEVEL 1
72,733 SF*

CEILING HEIGHT: 16'-2"
COLUMN SPANS OVER 28'-0"

-  Key Entrance
-  Loading

*Reflects BOMA Square Footage
Ceiling Heights are Slab-To-Slab Measurements

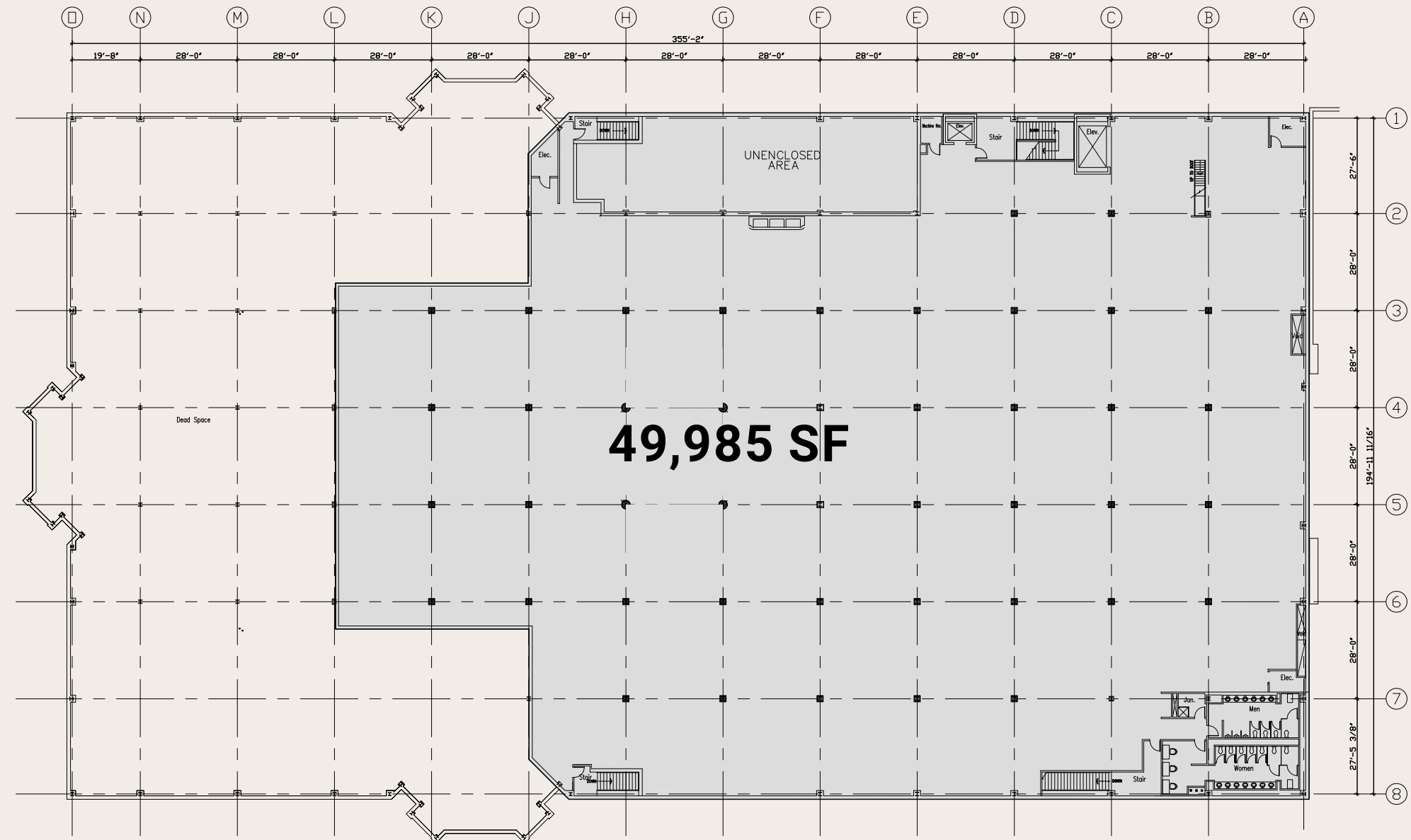


Existing Conditions

LEVEL 2
49,985 SF*

CEILING HEIGHT: 16'-2"
COLUMN SPANS OVER 28'-0"

*Reflects BOMA Square Footage
Ceiling Heights are Slab-To-Slab Measurements



Key Entrance



Leasing Contact

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