


**SHOP**

## BROADWAY | HICKSVILLE NEW YORK

Broadway generates over \$300 million in annual sales and boasts some of the most popular brands in retail, including H&M, Forever 21, Victoria's Secret, Bath & Body Works, Kay Jewelers, Zales, Hollister, Old Navy, Express, The Disney Store, American Eagle Outfitters, and New York & Company.

- ▶ Broadway is strategically located in the heart of Nassau County, according to the U.S. Census Bureau it's one of the highest income counties in the United States and the wealthiest in the State of New York, comprising four of the nation's top ten towns by median income.
- ▶ Broadway is positioned on Route 106/107, centrally located to the three major east and west express routes traversing Long Island; Long Island Expressway/I-495, Northern State Parkway, and Southern State Parkway. Approximately 56,200 vehicles travel daily along Route 106/107 passing Broadway Mall with an additional 107,000 vehicles traveling on the nearby Northern State Parkway.
- ▶ Broadway recently completed a multi-million dollar renovation, providing an ambiance that is unparalleled in the market. An updated and fresh look is found throughout the center with a brand new center court, and soft seating areas new flooring throughout the entire mall, along with a new entrance facing 106/107.
- ▶ New Stores: Starbucks, Chick Fil-A, Yankee Candle, Cinnabon, T-Mobile, Kung Fu Tea and Burger Village. Coming Soon: Francesca's (Summer, 2017), Carter's / OshKosh (Summer, 2017), Pig Out (Summer, 2017), Sbarro (Summer, 2017), Round One (Summer, 2017)
- ▶ Store Renovations since acquisition: Fully renovated H&M, Panera Bread, Kay Jewelers expansion from 1,200 to 1,800 sf, Cohen's Fashion Optical, New York and Company, Broadway Dental, a brand new On The Border, Bath & Body Works with White Barn Candle, and Victoria's Secret with Pink.
- ▶ A variety of casual, sit-down eateries call Broadway home including in-line restaurants Panera Bread, Blaze Fast Fire'd Pizza, Burger Village, On the Border Mexican Café, and Buffalo Wild Wings flanked by outparcel restaurants comprised of Chick-fil-A, Boulder Creek Steaks & Saloon, and Boston Market.
- ▶ Several prominent corporate headquarters are located within Hicksville, including Kozy Shack Pudding, National Grid USA's KeySpan energy division, Sam Ash Music, Sleepy's Mattresses, and ScholarChip school ID card company.
- ▶ Long Island's major employers focus on technology and education, playing a prominent role in scientific research and engineering jobs in the area. Major employers include; Cablevision Systems, Henry Schein Inc., CA Inc., Pall Corp., Broadridge Financial, and Systemax Inc.
- ▶ Broadway's 9-unit Food Court features Subway, Arby's, and Charley's Grilled Subs conveniently located on the upper rotunda next to the fully renovated Multiplex 12-Screen Cinemas with state-of-the-art, reclining luxury seating, a themed kids play area, and family lounge. Coming Soon: Pig Out and Sbarro
- ▶ Ten prominent colleges and universities are located within the malls trade area including; Adelphi University, Hofstra University, and New York Institute of Technology.
- ▶ Significant disposable income exists in the market as 24% of the households annually earn more than \$100,000 with 30% of the households earning over \$150,000.
- ▶ Daytime employment: 3-mile radius 119,795 and 5-mile radius 229,487.


**DINE**

**UNWIND**


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**Macy's**  
**IKEA**  
**Target**  
**Broadway Multiplex**  
**H&M**  
**Forever 21**  
**Old Navy**  
**Victoria's Secret**  
**Panera Bread**

# BROADWAY | LONG ISLAND | NEW YORK



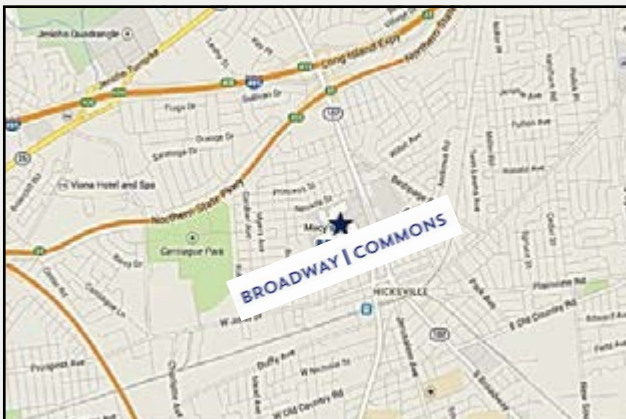
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## STATISTICS - PROPERTY DATA

|              |              |
|--------------|--------------|
| Opening Date | 1956         |
| Site         | 68 acres     |
| Parking      | 4,894 spaces |
| Total Stores | 100+         |
| Levels       | 1            |

## LEASABLE AREA

|                  |                |
|------------------|----------------|
| Total Center GLA | 1,128,919 s.f. |
| Anchors (Total)  | 676,140 s.f.   |
| Macy's           | 300,555 s.f.   |
| IKEA             | 235,000 s.f.   |
| Target           | 140,585 s.f.   |
| Junior Anchor    | 163,607s.f.    |
| Small-Shop GLA   | 265,541 s.f.   |
| Out-Parcel GLA   | 23,630s.f.     |



| DEMOGRAPHICS                     | 5-MILE     | 10-MILE   |
|----------------------------------|------------|-----------|
| Population                       | 299,339    | 1,272,065 |
| Total Households                 | 97,961     | 419,132   |
| Avg. Household Income            | \$143,094  | \$136,727 |
| Avg. Household Income \$100,000+ | 23.70%     | 22.20%    |
| Associates Degree or Higher      | 49.6%      | 47.8%     |
| Median Age                       | 41.9 years | 41.2years |

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