

INTRODUCTION

College Point Retail Complex is one of the most highly productive shopping complexes throughout New York City and Metro NY. There are 3 shopping centers that together form the College Point Retail Complex.

Other than bankruptcy situations or lease expirations, there has literally never been turnover in tenancies since the complex opened 15 years ago.

Due to the recent Modell's bankruptcy, there is $\pm 15,000$ sf available.



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MARKET AERIAL

LOCAL

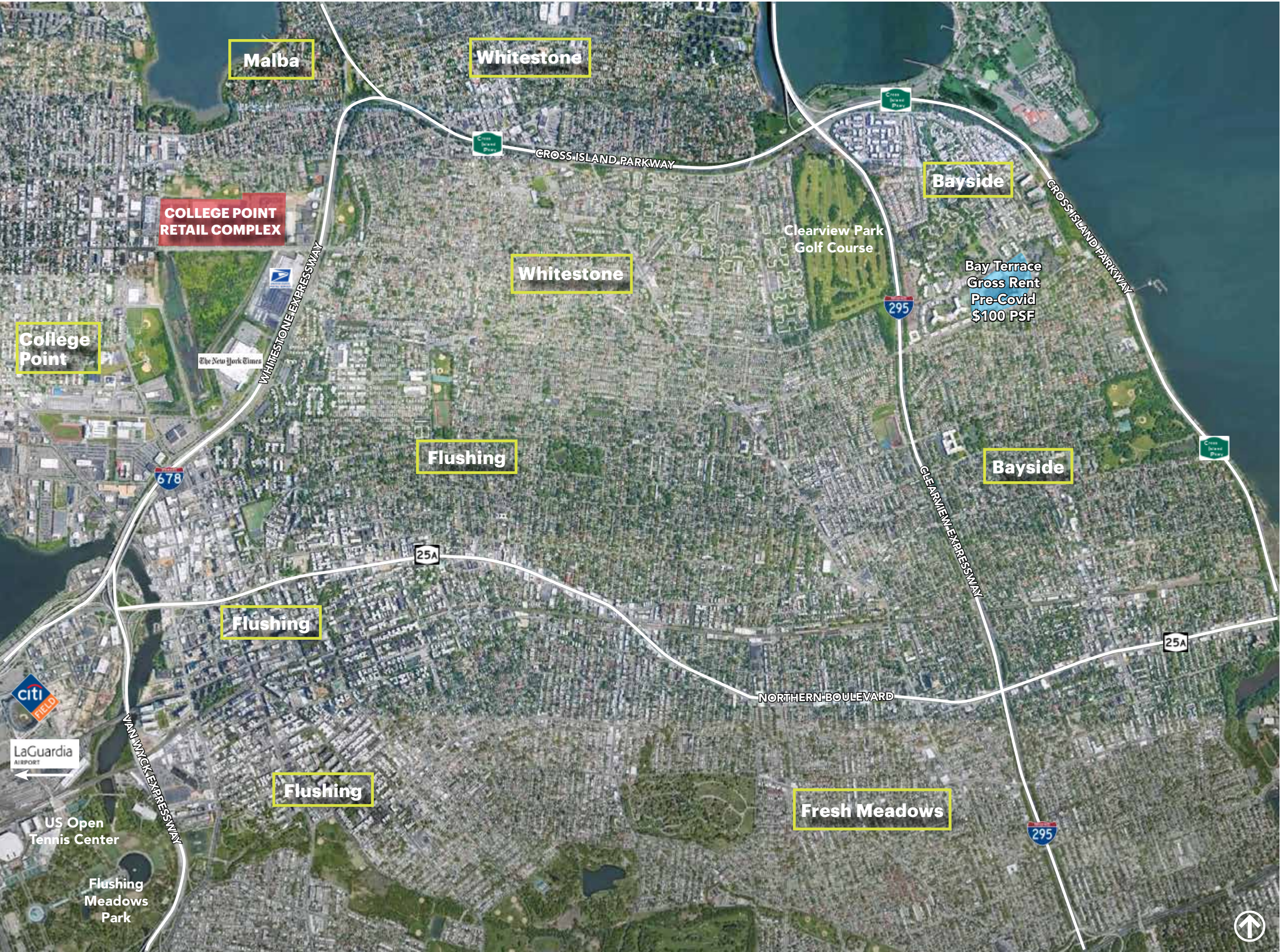
The beauty of this complex is the local neighborhoods have high income levels for Queens and are comprised largely of single family housing.

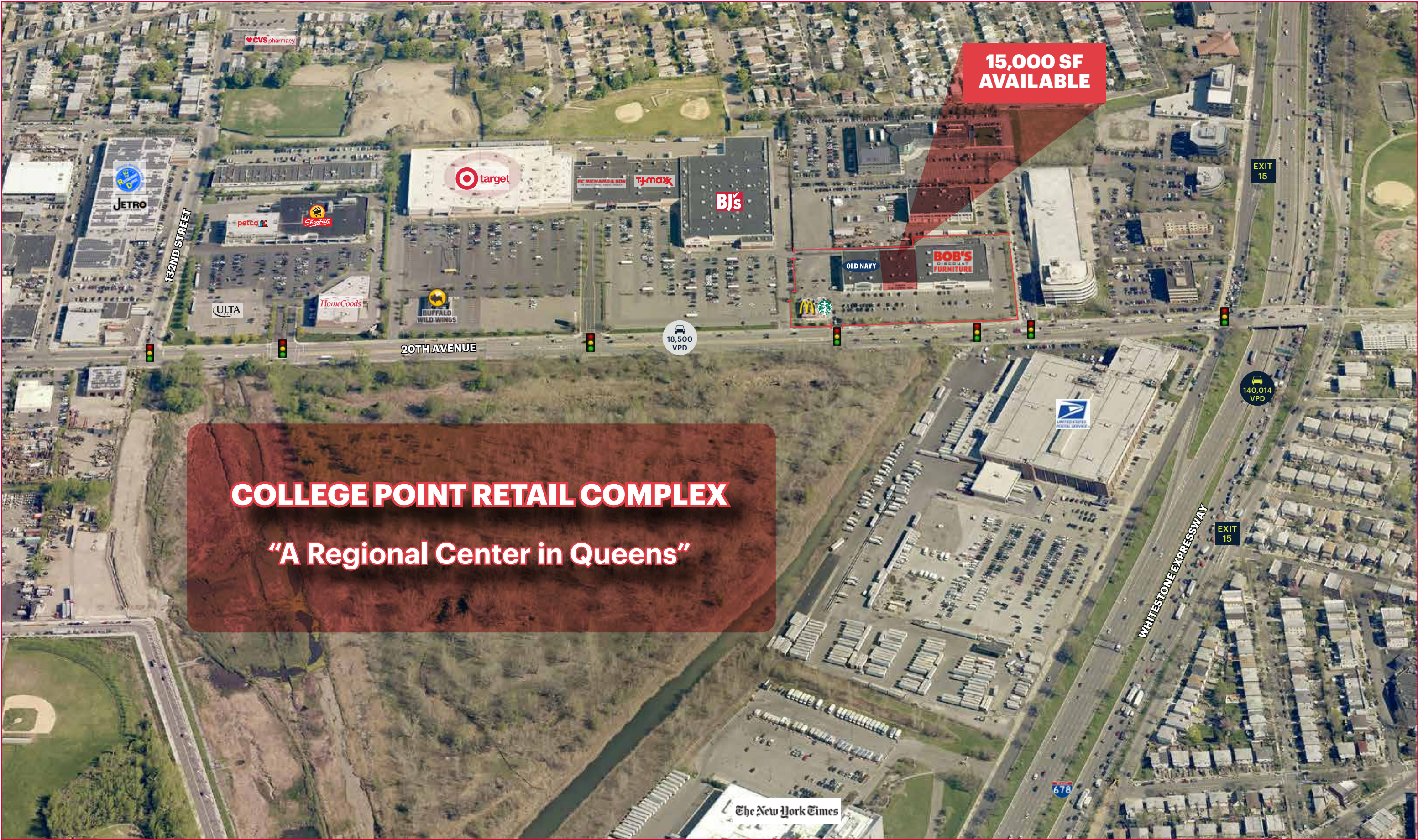
REGIONAL

There is also regionality to the complex because it is an exit off the Whitestone Expressway, which connects to the Grand Central Parkway, Van Wyck Expressway, Cross Island Parkway, Clearview Expressway and the Long Island Expressway.

Demographics
2020 Estimates

	Trade Area
Population	318,075
Households	119,411
Average Household Income	\$85,200
Median Household Income	\$66,197
Daytime Population	205,079





COLLEGE POINT RETAIL COMPLEX
"A Regional Center in Queens"

SITE PLAN

OPTION A



OPTION B



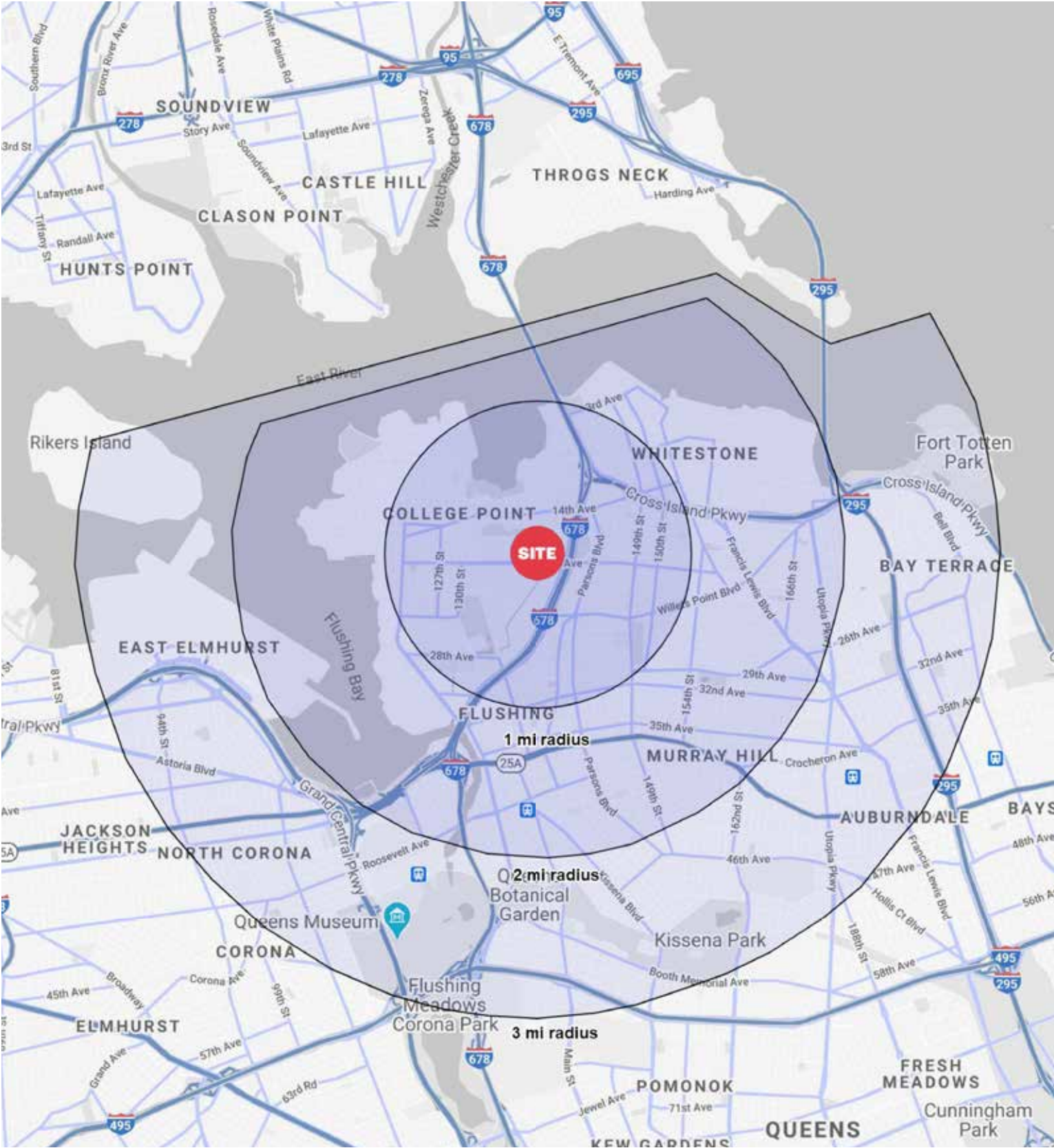
OPTION C



PHOTOS



AREA DEMOGRAPHICS



College Point Retail Complex		1 mi radius	2 mi radius	3 mi radius
College Point, New York				
POPULATION	2020 Estimated Population	45,612	175,237	364,813
	2025 Projected Population	42,804	165,316	347,152
	2010 Census Population	45,955	169,173	357,245
	2000 Census Population	44,321	167,162	345,934
	Projected Annual Growth 2020 to 2025	-1.2%	-1.1%	-1.0%
	Historical Annual Growth 2000 to 2020	0.1%	0.2%	0.3%
	2020 Median Age	42.2	43.1	41.0
HOUSEHOLDS	2020 Estimated Households	17,112	65,626	126,574
	2025 Projected Households	17,012	65,623	127,400
	2010 Census Households	16,527	60,705	118,716
	2000 Census Households	16,558	60,325	118,573
	Projected Annual Growth 2020 to 2025	-0.1%	-	0.1%
	Historical Annual Growth 2000 to 2020	0.2%	0.4%	0.3%
RACE AND ETHNICITY	2020 Estimated White	49.4%	36.3%	34.6%
	2020 Estimated Black or African American	3.1%	5.0%	7.1%
	2020 Estimated Asian or Pacific Islander	37.9%	50.4%	41.7%
	2020 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.5%
	2020 Estimated Other Races	9.5%	8.1%	16.1%
	2020 Estimated Hispanic	20.6%	17.3%	29.1%
INCOME	2020 Estimated Average Household Income	\$84,106	\$77,944	\$79,261
	2020 Estimated Median Household Income	\$70,922	\$60,398	\$62,177
	2020 Estimated Per Capita Income	\$31,593	\$29,264	\$27,645
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	10.5%	11.3%	13.6%
	2020 Estimated Some High School (Grade Level 9 to 11)	9.1%	10.4%	9.9%
	2020 Estimated High School Graduate	27.9%	29.7%	30.3%
	2020 Estimated Some College	14.9%	12.7%	12.3%
	2020 Estimated Associates Degree Only	10.2%	9.8%	8.8%
	2020 Estimated Bachelors Degree Only	18.2%	16.4%	15.7%
	2020 Estimated Graduate Degree	9.2%	9.8%	9.4%
BUSINESS	2020 Estimated Total Businesses	1,508	7,563	11,641
	2020 Estimated Total Employees	12,597	54,693	86,553
	2020 Estimated Employee Population per Business	8.4	7.2	7.4
	2020 Estimated Residential Population per Business	30.2	23.2	31.3