

YAPHANK, NEW YORK

The Shoppes at The Boulevard

www.breslinrealty.com



LOCATION

N/W/C of William Floyd Parkway
& Long Island Expressway (I-495)
Yaphank, NY

AVAILABLE

Various Restaurant & Retail Sizes

PROPERTY SIZE

± 392,000 Square Feet

TRAFFIC

159,000 total average vehicles per day

COMMENTS

- Anchored by 197,000 SF Walmart Supercenter
- Signage is visible from William Floyd Pkwy & I-495

TENANTS INCLUDE

Walmart, Starbucks, Northwell Health, GoHealth,
Southpaw Brewing, Bagel Boss, Ridgewood Bank

Walmart  **SOUTHPAW**
— BREWING COMPANY —

KITCHEN • PIZZA • COCKTAILS



BAGEL BB BOSS

Northwell Health

GoHealth
URGENT CARE

RIDGEWOOD
SAVINGS BANK

tropical CAFE
SMOOTHIE

PRICE UPON REQUEST

Contact

JUSTIN BRESLIN

VICE PRESIDENT

516-741-7400 x290

jbreslin@breslinrealty.com

BR
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DEVELOPMENT CORP.

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LONG ISLAND EXPRESSWAY (EXIT 68)

TOTAL GLA: 391,728

SPACE	TENANT	SF
A	Northwell Health-Ambulatory Surgery	16,200
B	Northwell Health-Orlin and Cohen	28,000
PAD A	AVAILABLE	8,700
PAD B	AVAILABLE	9,075
C1	AVAILABLE	2,250-4,500
C2	AVAILABLE	2,250-4,500
D	AVAILABLE	5,000
E1	Southpaw Brewing Co.	3,000
E2	Monti's Barbershop	1,530

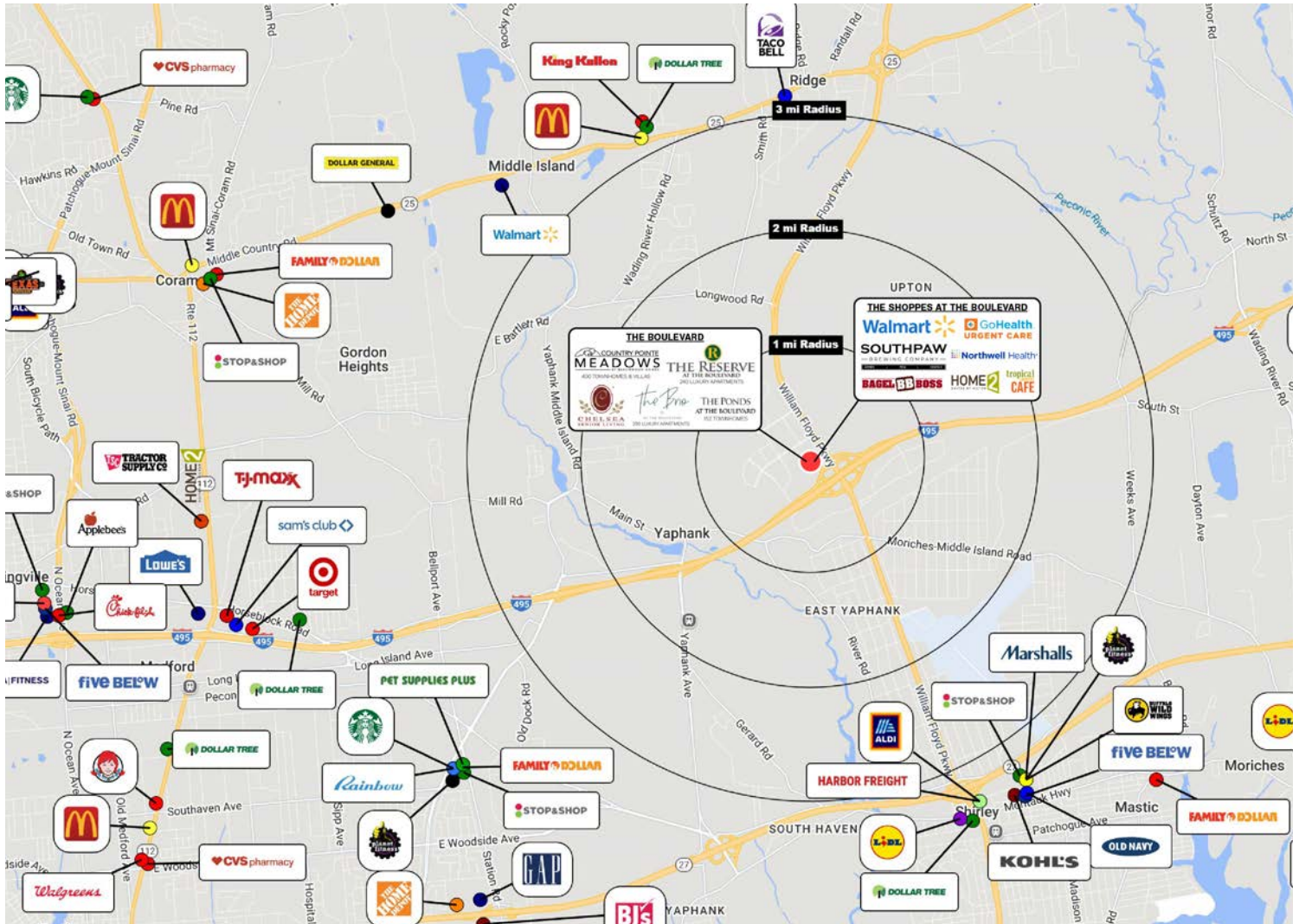
SPACE	TENANT	SF
E3	Signature Salon	1,549
E4	Tropical Smoothie Cafe	1,623
F1	Bagel Boss	1,522
F2	Yaphank Wine + Spirits	2,840
F3	GoHealth	2,287
F4	Starbucks	2,278
G	Ridgewood Savings Bank	2,500
	Walmart	197,668

SITE PLAN

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AREA INFO

- The Boulevard is a 322-acre mixed-use development featuring 535 rental apartments, 146-unit Home2 Suites by Hilton hotel, a two-building Chelsea Senior Living complex, and a 400-unit Country Pointe Meadows condo development.

- The Shoppes at The Boulevard is the retail section of the community, with major retailers such as Walmart and Starbucks.

- Located directly off of Exit 68 on the Long Island Expressway (I-495), at the Northwest intersection of William Floyd Parkway with a total of 159,000 average vehicles per day passing the site

- Serving nearby communities such as Medford, Patchogue, Moriches, Mastic, Coram, Middle Island, Ridge, Manorville and others

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THE BOULEVARD - MASTER SITE PLAN

Contact Justin Breslin | jbreslin@breslinrealty.com | 516-741-7400 ext. 290

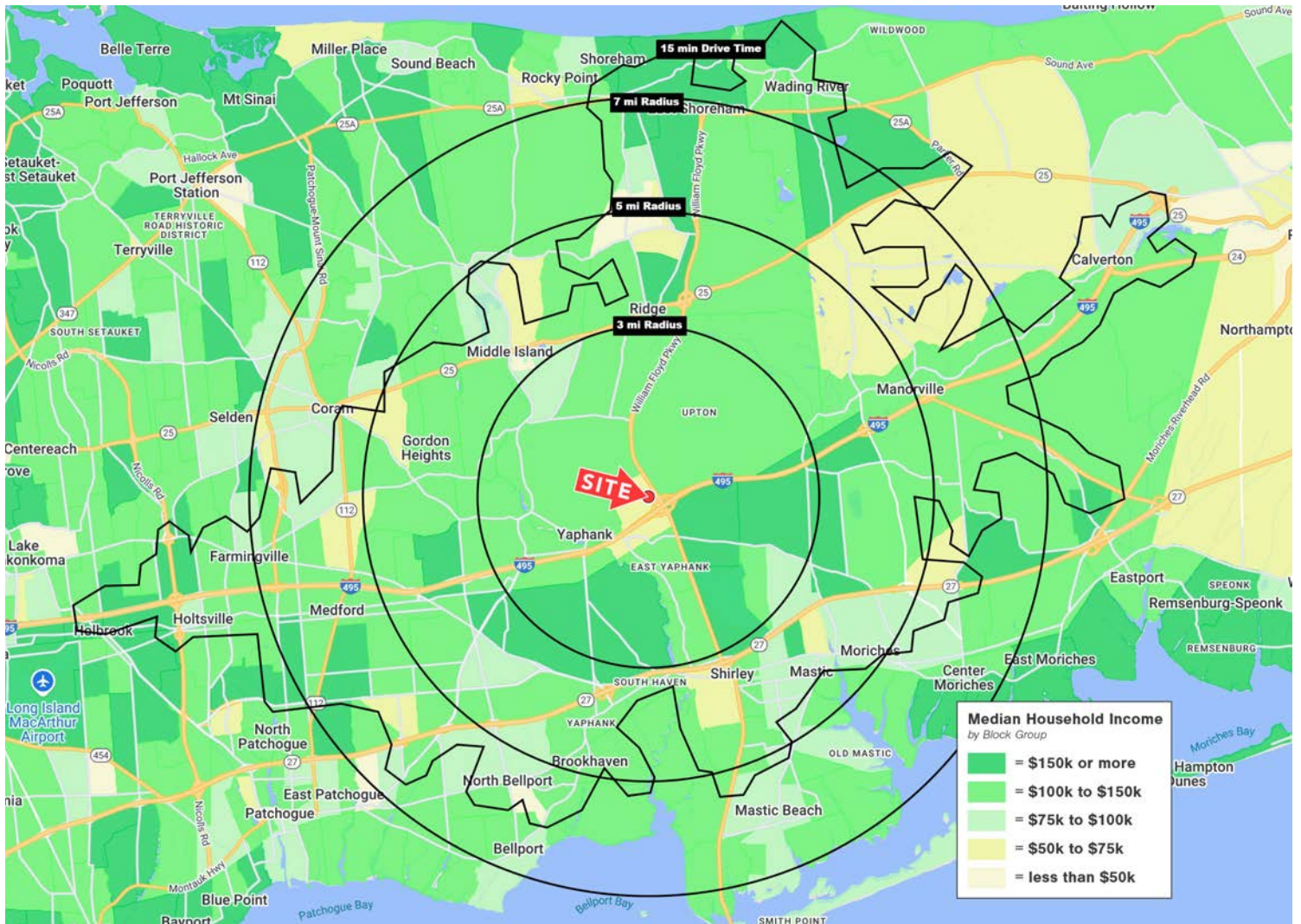


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KEY DEMOGRAPHICS

TOTAL POPULATION

3 Mile:	19,771
5 Mile:	88,895
7 Mile:	204,933
15 Min. Drive:	142,331

HOUSEHOLDS

3 Mile:	6,667
5 Mile:	30,790
7 Mile:	72,155
15 Min. Drive:	49,030

MEDIAN H.H. INCOME

3 Mile:	\$134,063
5 Mile:	\$109,205
7 Mile:	\$110,712
15 Min. Drive:	\$115,873

BUYING POWER (HOUSEHOLDS x MHHI)

3 Mile:	\$893.8 Million
5 Mile:	\$3.4 Billion
7 Mile:	\$8 Billion
15 Min. Drive:	\$5.7 Billion

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WALMART & PAD BUILDINGS



WALMART SUPERCENTER

Contact Justin Breslin | jbreslin@breslinrealty.com | 516-741-7400 ext. 290



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