

YAPHANK, NEW YORK

The Shoppes at The Boulevard

CO-TENANTS INCLUDE



LOCATION

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

AVAILABLE

Various Pad Site Sizes for
Restaurants and Retail Shops

THE SHOPPES GLA

+/- 391,728 Square Feet

TRAFFIC

159,000 Total Vehicles Per Day

TENANTS INCLUDE

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

COMMENTS

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

COMMENTS

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.



DEMOS	3 MILE	5 MILE	7 MILE
POPULATION	19,771	88,895	204,933
HOUSEHOLDS	6,667	30,790	72,155
M.H.H.I.	\$134,063	\$109,205	\$110,712

Breslin Realty
DEVELOPMENT CORP.

Justin Breslin

(516) 741-7400 ext. 290

jbreslin@breslinrealty.com

YAPHANK, NEW YORK

The Shoppes at The Boulevard



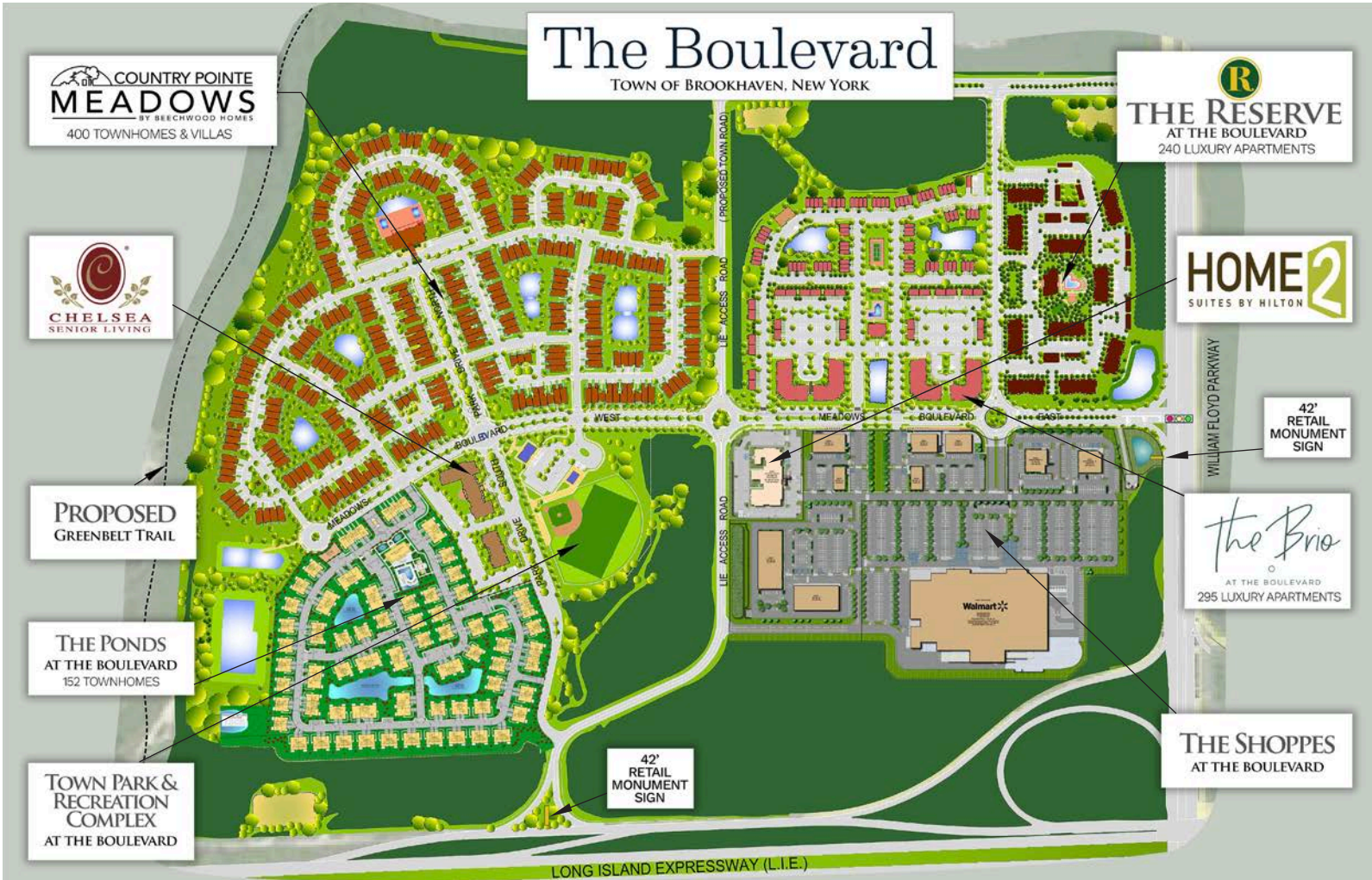
LONG ISLAND EXPRESSWAY (EXIT 68)

TOTAL GLA: 391,728

SPACE	TENANT	SF	SPACE	TENANT	SF
A	Northwell Health-Ambulatory Surgery	16,200	E3	Signature Salon	1,549
B	Northwell Health-Orlin and Cohen	28,000	E4	Tropical Smoothie Cafe	1,623
PAD A	AVAILABLE	8,700	F1	Bagel Boss	1,522
PAD B	AVAILABLE	9,075	F2	Yaphank Wine + Spirits	2,840
C1	AVAILABLE	2,250-4,500	F3	GoHealth	2,287
C2	AVAILABLE	2,250-4,500	F4	Starbucks	2,278
D	AVAILABLE	5,000	G	Ridgewood Savings Bank	2,500
E1	Southpaw Brewing Co.	3,000		Walmart	197,668
E2	Monti's Barbershop	1,530			

YAPHANK, NEW YORK

The Shoppes at The Boulevard



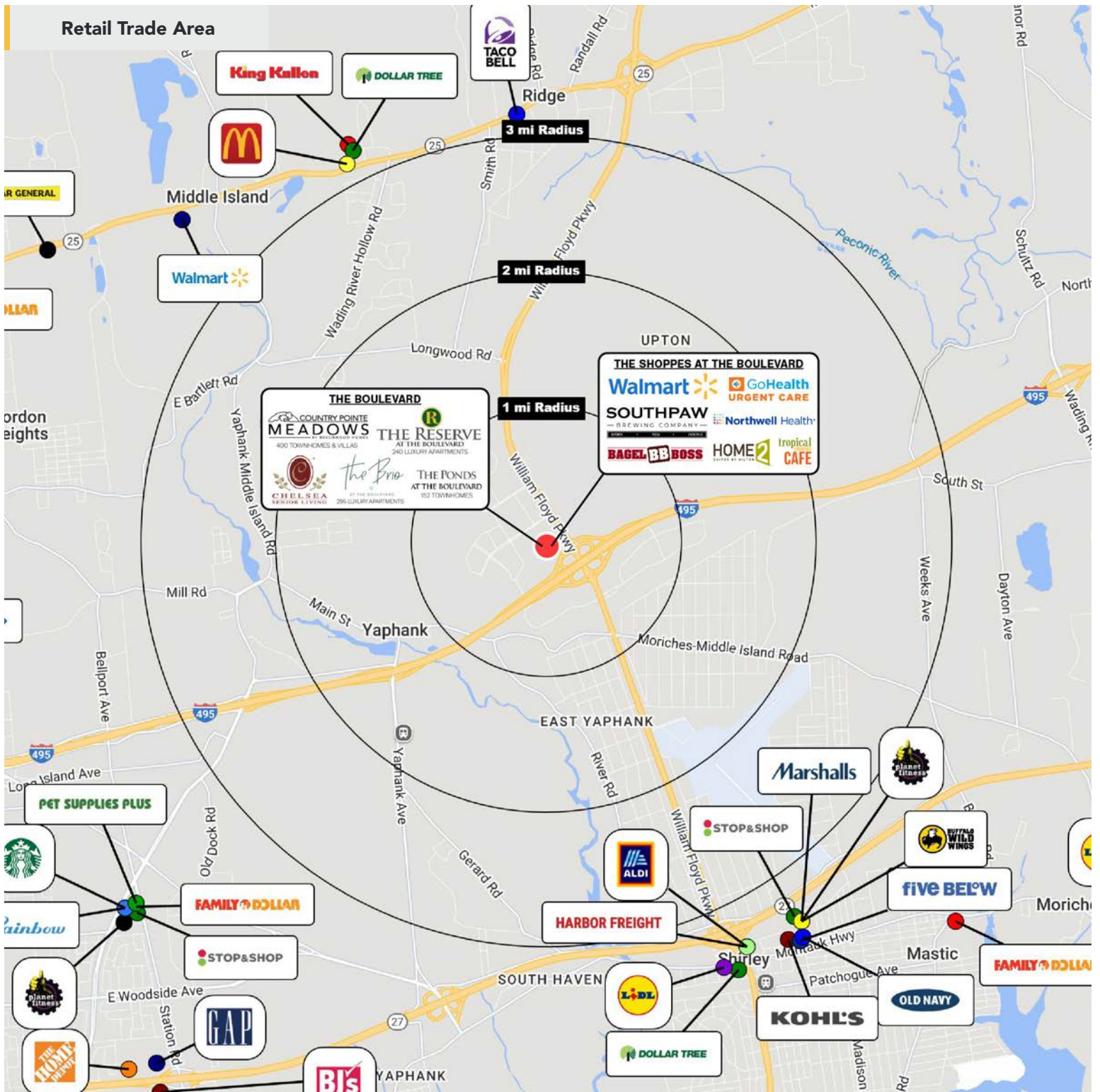
The Boulevard - Master Plan

Breslin Realty
DEVELOPMENT CORP.

Justin Breslin
(516) 741-7400 ext. 290
jbreslin@breslinrealty.com

YAPHANK, NEW YORK

The Shoppes at The Boulevard



YAPHANK, NEW YORK

The Shoppes at The Boulevard



Walmart Anchor



Entry from William Floyd Parkway

Breslin Realty
DEVELOPMENT CORP.

Breslin Realty

www.breslinrealty.com

Justin Breslin
(516) 741-7400 ext. 290
jbreslin@breslinrealty.com

500 Old Country Road, Garden City, NY

YAPHANK, NEW YORK

The Shoppes at The Boulevard



Walmart Anchor & Pad Buildings



Walmart Anchor

Breslin Realty
DEVELOPMENT CORP.

Breslin Realty

www.breslinrealty.com

Justin Breslin
(516) 741-7400 ext. 290
jbreslin@breslinrealty.com

500 Old Country Road, Garden City, NY

