

THE MEADOWS AT YAPHANK

Pad Sites Available at New 150 Acre Mixed-Used Development



LOCATION

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

AVAILABLE

Two +/- 8,500 Square Foot Pads

GLA

(+/-) 310,000 Square Feet

TRAFFIC

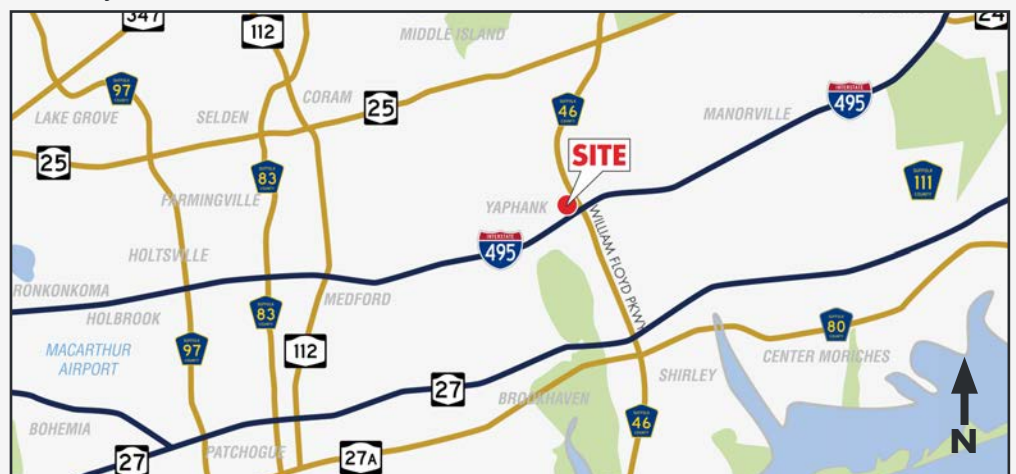
108,000 total vehicles per day

COMMENTS

- Anchored by 197,000 SF Walmart Supercenter
- The Available Pad Sites are at the Main Entrance off of William Floyd Parkway
- Signage is visible from William Floyd Parkway & Long Island Expressway

DESCRIPTION

The mixed-use development will have pad sites, a shopping center with major retailers, corporate offices and single and multifamily housing. 240 multifamily residential units are already occupied and additional high-end single family units are under construction. The Brookhaven National Laboratory, which is directly opposite on the William Floyd Parkway, is undergoing an expansion, which is expected to add several thousand additional high-end employees to its current staff of almost 3,000 plus over 4,000 guest scientists and visitors annually.



	3 MILE	5 MILE	7 MILE
POP	22,181	93,179	208,598
A.H.H.I	\$109,447	\$100,769	\$102,261

Breslin Realty
DEVELOPMENT CORP.

FOR MORE INFORMATION

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Site Plan



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