



FREEPORT (MEADOWBROOK COMMONS)

240 WEST SUNRISE HIGHWAY, FREEPORT, NY 11520



RETHINK. RECREATE. REDEVELOP.



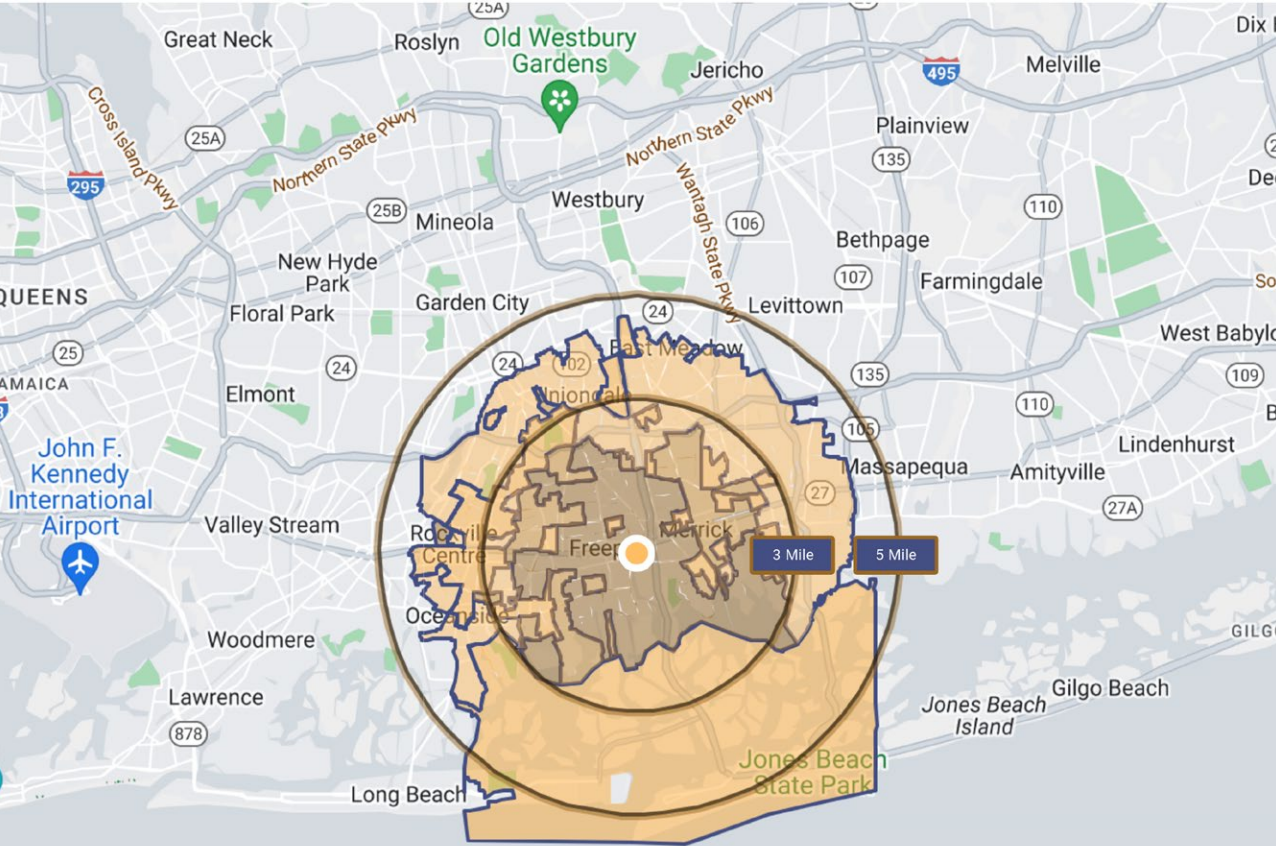
NASSAU COUNTY'S DESTINATION FOR EVERYDAY SHOPPING

Meadowbrook Commons is conveniently located on Sunrise Highway in the village of Freeport in Nassau County. Serving the South Shore of Long Island, the shopping center features Target, Marshalls, Carter's, Danice and Pier 1. The property sits between the two major east/west thoroughfares of Sunrise Highway and Merrick Road which house the majority of the area's strip retail. The center also serves an ethnically diverse community including the residents of Freeport, Baldwin, Baldwin Harbor, Merrick, Bellmore and more. Due to its easy east/west and north/south access the Center serves a wide audience.

Freeport Commons

160 East Sunrise Highway, Freeport, NY 11520





TRADE AREA

70%

DEMOGRAPHICS

Sources: ESRI and CreditnTell. CreditnTell's Tru Trade is based on geo-fenced data embedded in over 500 applications on tens of millions of mobile devices nationwide.

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POPULATION

274,302
Tru Trade*

175,235
3 Mile

426,881
5 Mile

FAMILY HOUSEHOLDS

86,621
Tru Trade*

54,184
3 Mile

133,328
5 Mile

AVERAGE HH INCOME

\$134,670
Tru Trade*

\$164,326
3 Mile

\$158,930
5 Mile

COLLEGE EDUCATION

41.3%
Tru Trade*

43.9%
3 Mile

42.6%
5 Mile

*Tru Trade Area; 4 Miles

URBAN EDGE PROPERTIES

AERIAL



Urban Edge owns a portion of the shopping center, featuring Bob's Discount Furniture. Nearby attractions include Woodcleft Avenue's Nautical Mile with restaurants, bars, marina's, a fish market and unique shops adjacent to one of the villages three main canals which comes alive every summer.

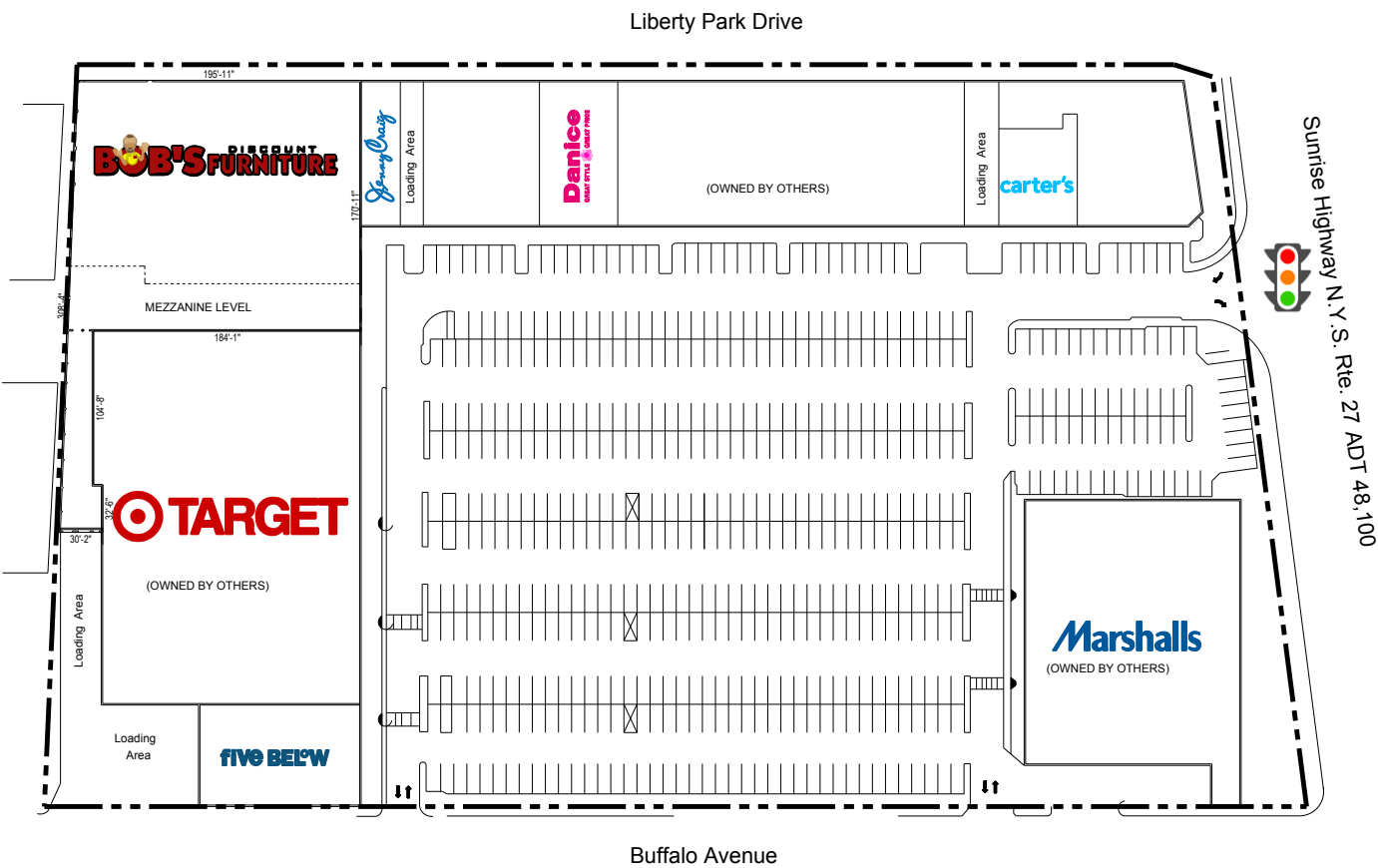
SITE PLAN - LEVEL 1

TENANTS SQFT

1	Bob's Discount Furniture	37,165
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HIGHLIGHTS

Total SF	44,346
Parking Spaces	540
Parking Ratio	12 : 1,000 SF



SITE PLAN - LEVEL 2

TENANTS SQFT

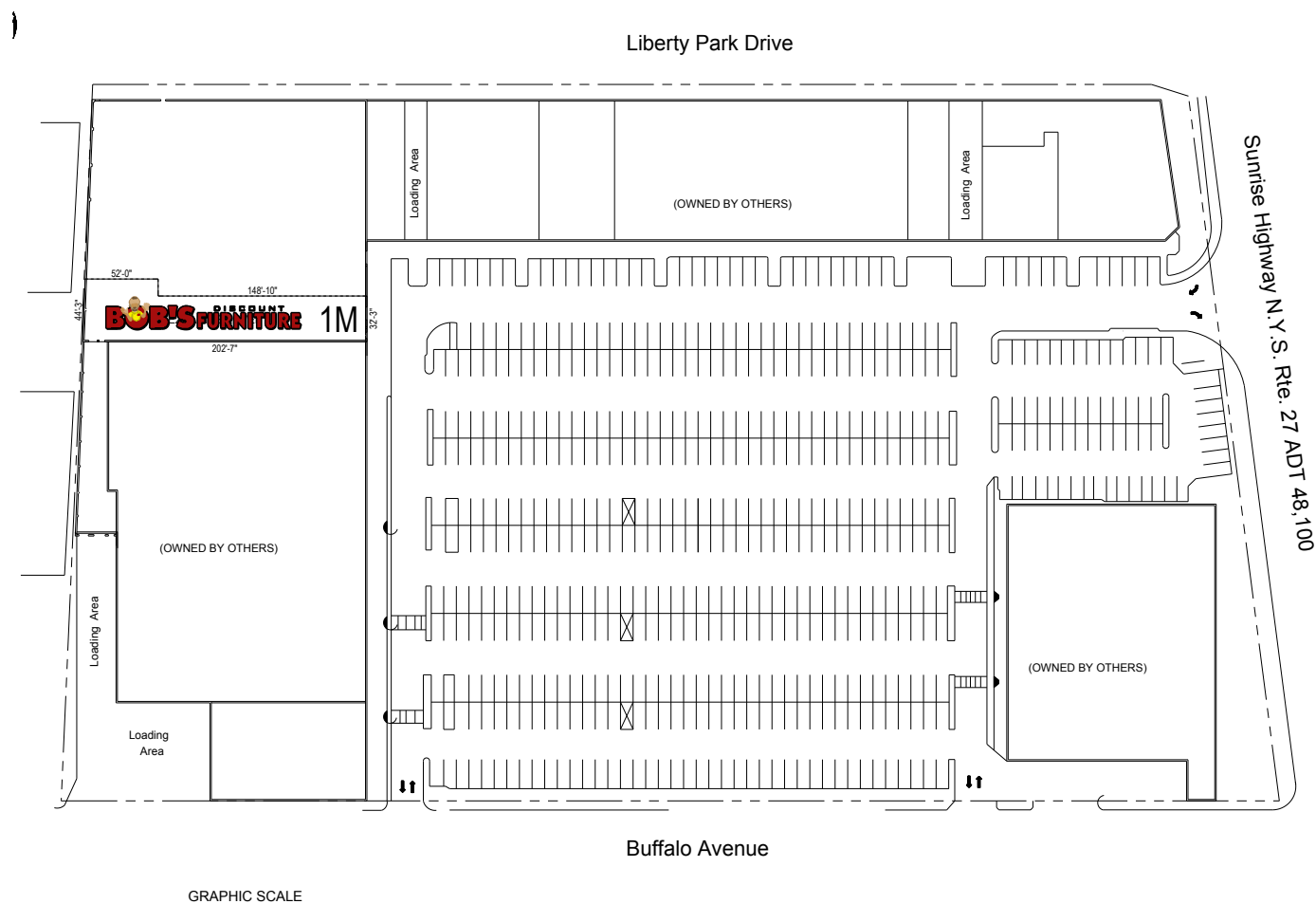
1M Bob's Discount Furniture 7,181

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