



# FREEPORT (MEADOWBROOK COMMONS)

240 WEST SUNRISE HIGHWAY, FREEPORT, NY 11520



**RETHINK. RECREATE. REDEVELOP.**



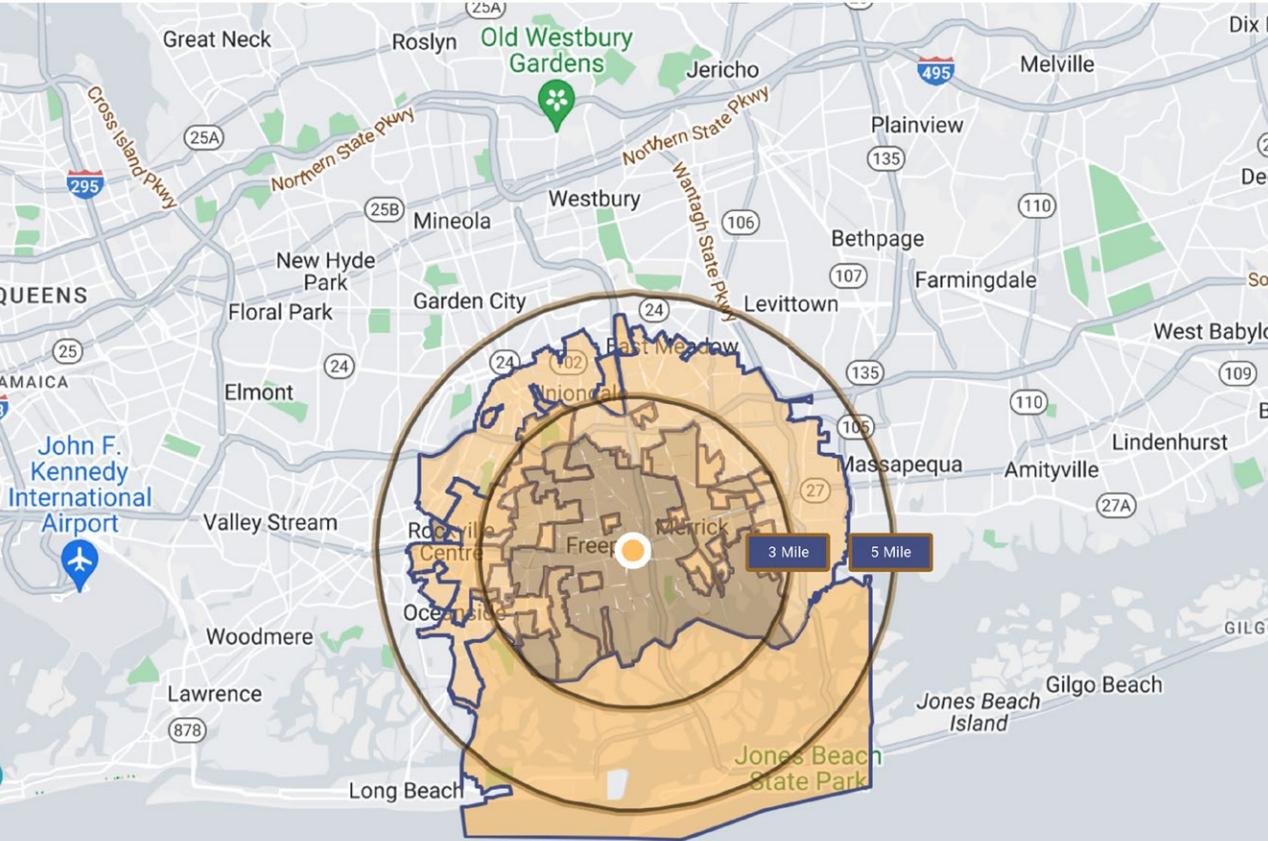
# NASSAU COUNTY'S DESTINATION FOR EVERYDAY SHOPPING

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.

FREEPORT (MEADOWBROOK COMMONS) | 240 WEST SUNRISE HIGHWAY, FREEPORT, NY 11520

## POPULATION

<b>274,302</b> Tru Trade*	<b>175,235</b> 3 Mile	<b>426,881</b> 5 Mile
------------------------------	--------------------------	--------------------------

## FAMILY HOUSEHOLDS

<b>86,621</b> Tru Trade*	<b>54,184</b> 3 Mile	<b>133,328</b> 5 Mile
-----------------------------	-------------------------	--------------------------

## AVERAGE HH INCOME

<b>\$134,670</b> Tru Trade*	<b>\$164,326</b> 3 Mile	<b>\$158,930</b> 5 Mile
--------------------------------	----------------------------	----------------------------

## COLLEGE EDUCATION

<b>41.3%</b> Tru Trade*	<b>43.9%</b> 3 Mile	<b>42.6%</b> 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.

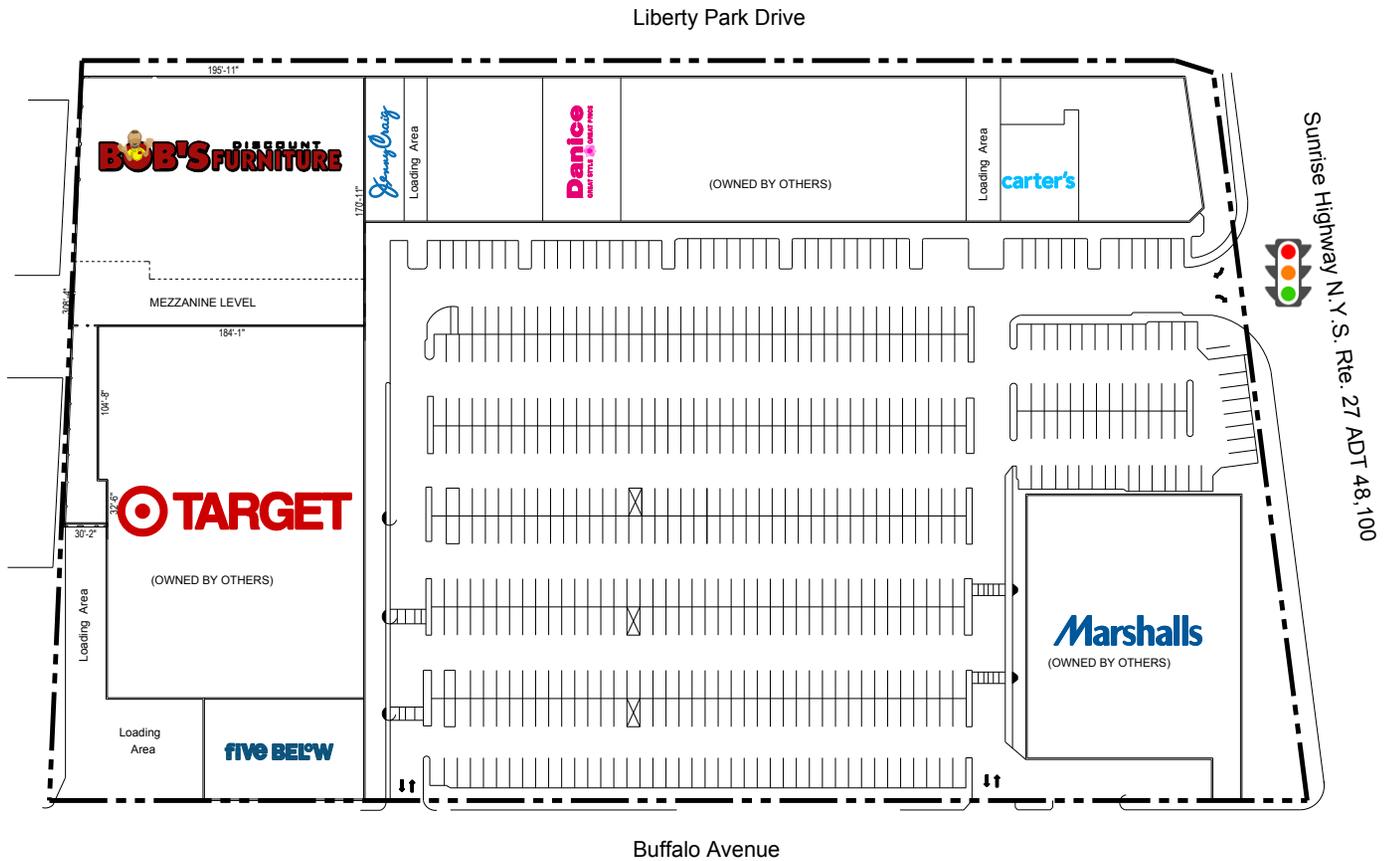
# SITE PLAN - LEVEL 1

## TENANTS SQFT

1	Bob's Discount Furniture	37,165
---	--------------------------	--------

## HIGHLIGHTS

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



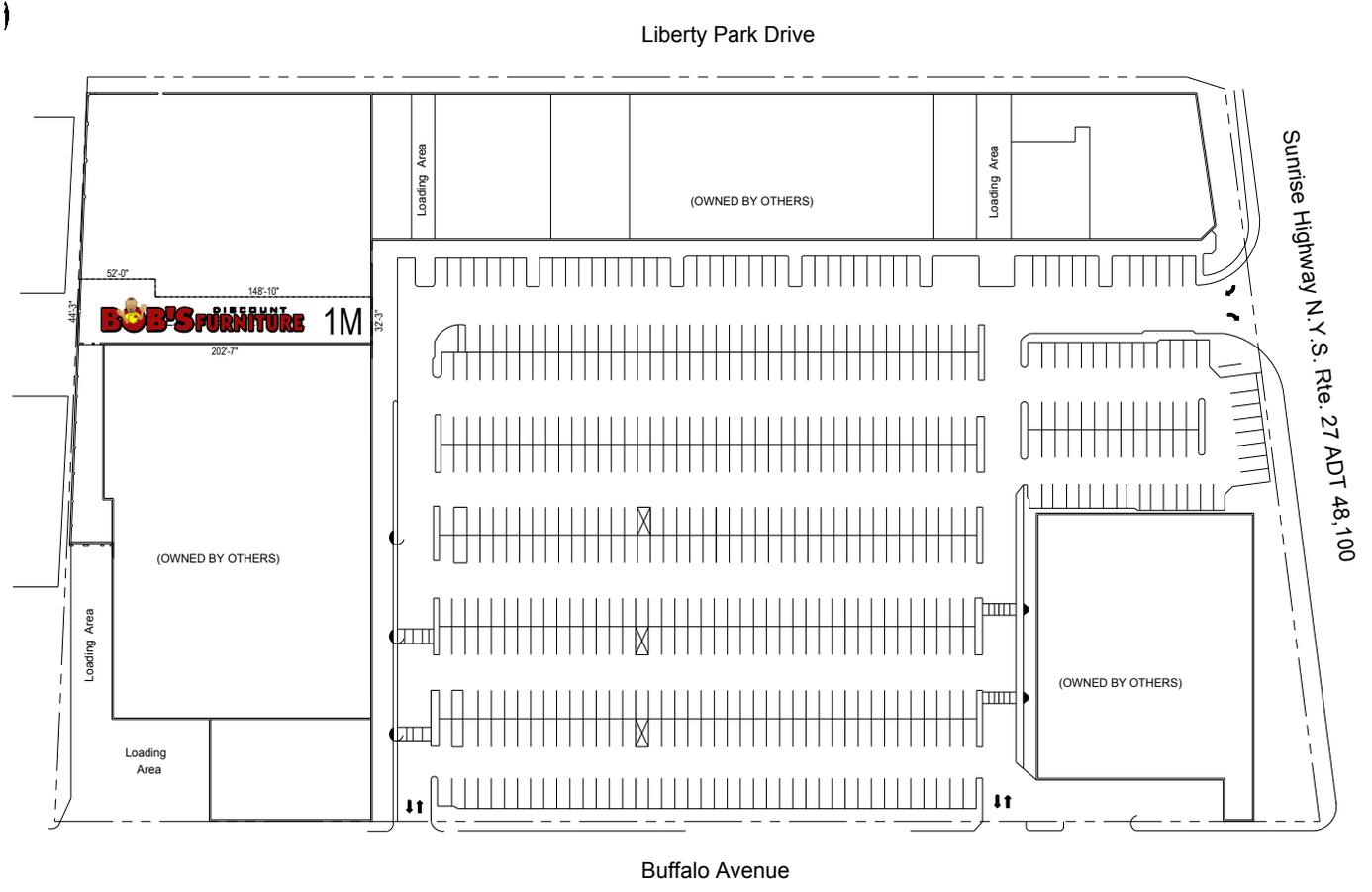
# SITE PLAN - LEVEL 2

## TENANTS SQFT

1M Bob's Discount Furniture 7,181

## HIGHLIGHTS

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



GRAPHIC SCALE

# CONTACT US



**Leasing Agent**  
**Scott Auster**  
**201.571.3507**  
**sauster@uedge.com**



**Leasing Agent**  
**Joshua Birns**  
**212.956.2235**  
**jbirns@uedge.com**



## **Corporate**

### **New York**

888 Seventh Avenue, 6th Floor  
New York, New York, 10019

General Inquiries:

212.956.2556

Leasing: 844.614.4114

## **Management**

### **New Jersey**

210 Route 4 East  
Paramus, New Jersey, 07652

General Inquiries: 201.571.3500

Leasing: 844.614.4114