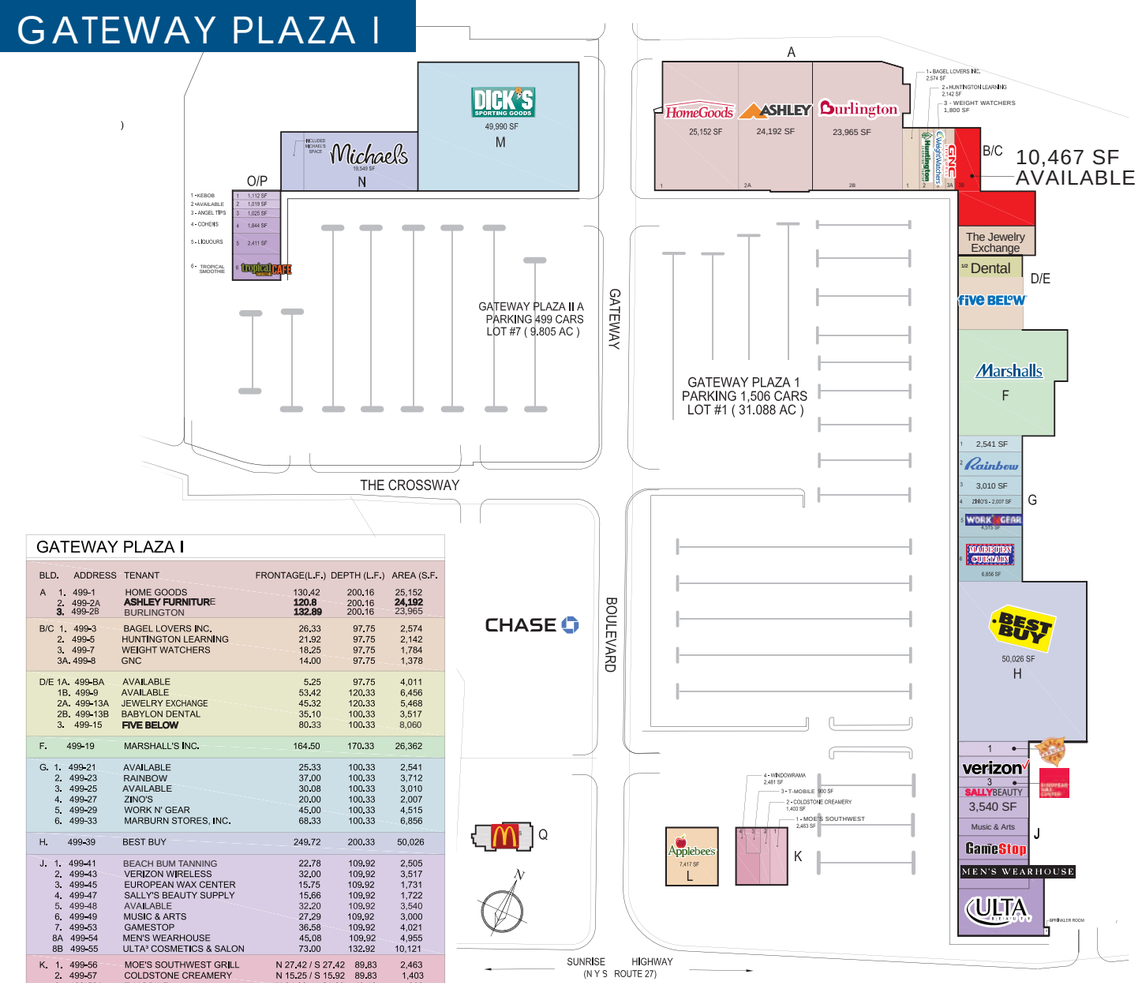
GATEWAY PLAZA I

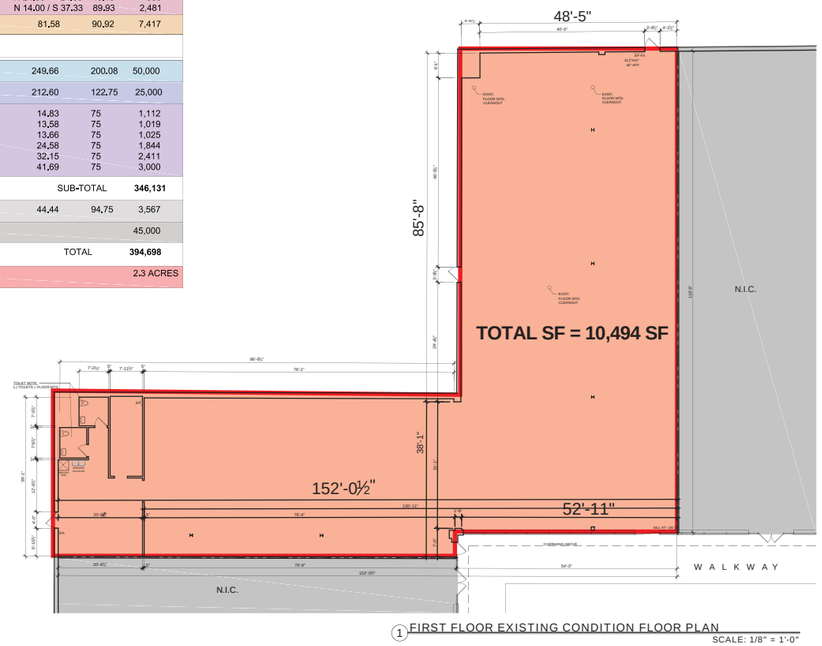


GATEWAY PLAZA I

BLD.		ADDRESS	TENANT	FRONTAGE(L.F.)	DEPTH (L.F.)	AREA (S.F.
A	1.	499-1	HOME GOODS	130.42	200.16	25,152
	2.	499-2A	**ASHLEY FURNITURE**	**120.8**	200.16	**24,192**
	3.	499-2B	BURLINGTON	**132.89**	200.16	23,965
B/C	1.	499-3	BAGEL LOVERS INC.	26.33	97.75	2,574
	2.	499-5	HUNTINGTON LEARNING	21.92	97.75	2,142
	3.	499-7	WEIGHT WATCHERS	18.25	97.75	1,784
	3A.	499-8	GNC	14.00	97.75	1,378
D/E	1A.	499-8A	AVAILABLE	5.25	97.75	4,011
	1B.	499-9	AVAILABLE	53.42	120.33	6,456
	2A.	499-13A	JEWELRY EXCHANGE	45.32	120.33	5,468
	2B.	499-13B	BABYLON DENTAL	35.10	100.33	3,517
	3.	499-15	**FIVE BELOW**	80.33	100.33	8,060
F.		499-19	MARSHALL'S INC.	164.50	170.33	26,362
G.	1.	499-21	AVAILABLE	25.33	100.33	2,541
	2.	499-23	RAINBOW	37.00	100.33	3,712
	3.	499-25	AVAILABLE	30.08	100.33	3,010
	4.	499-27	ZINO'S	20.00	100.33	2,007
	5.	499-29	WORK N' GEAR	45.00	100.33	4,515
	6.	499-33	MARBURN STORES, INC.	68.33	100.33	6,856
H.		499-39	BEST BUY	249.72	200.33	50,026
J.	1.	499-41	BEACH BUM TANNING	22.78	109.92	2,505
	2.	499-43	VERIZON WIRELESS	32.00	109.92	3,517
	3.	499-45	EUROPEAN WAX CENTER	15.75	109.92	1,731
	4.	499-47	SALLY'S BEAUTY SUPPLY	15.66	109.92	1,722
	5.	499-48	AVAILABLE	32.20	109.92	3,540
	6.	499-49	MUSIC & ARTS	27.29	109.92	3,000
	7.	499-53	GAMESTOP	36.58	109.92	4,021
	8A	499-54	MEN'S WEARHOUSE	45.08	109.92	4,955
	8B	499-55	ULTA² COSMETICS & SALON	73.00	132.92	10,121
K.	1.	499-56	MOE'S SOUTHWEST GRILL	N 27.42 / S 27.42	89.83	2,463
	2.	499-57	COLDSTONE CREAMERY	N 15.25 / S 15.92	89.83	1,403
	3.	499-58A	T-MOBILE	N 24.00 <> 21.83	40.40	900
	4.	499-58	WINDOWRAMA	N 14.00 / S 37.33	89.93	2,481
L.		499-59	APPLEBEE'S	81.58	90.92	7,417

GATEWAY PLAZA IIA

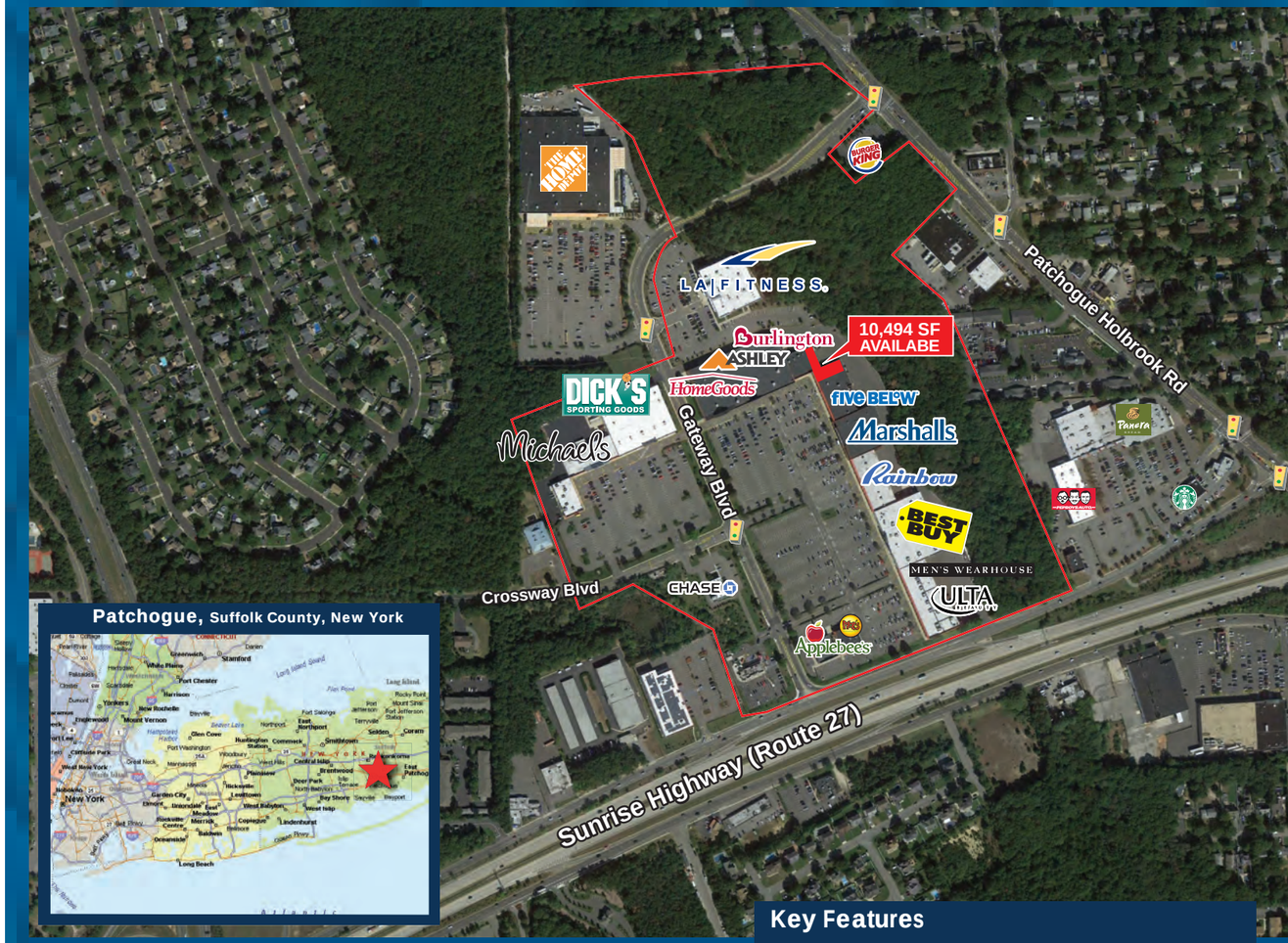
M.		499-64	DICK'S SPORTING GOODS	249.66	200.08	50,000
N.	1.	499-75	MICHAEL'S CRAFTS	212.60	122.75	25,000
O/P	1.	499-76	KEBOB	14.83	75	1,112
	2.	499-77	AVAILABLE	13.58	75	1,019
	3.	499-78	ANGEL TIPS (NAIL SALON)	13.66	75	1,025
	4.	499-80	COHENS (VISION)	24.58	75	1,844
	5.	499-82	LIQUORS	32.15	75	2,411
	6.	499-83	TROPICAL SMOOTHIES	41.69	75	3,000
					SUB-TOTAL	**346,131**
Q.		499-85	McDONALD'S	44.44	94.75	3,567
R.			L A FITNESS			45,000
					TOTAL	**394,698**
S.		499-84	CHASE			2.3 ACRES



PERGAMENT PROPERTIES

GATEWAY PLAZA I

499 Sunrise Highway, Patchogue, New York



	1 Mile	3 Miles	5 Miles
Population:	10,487	86,197	194,029
Med HH Inc:	$79,399	$90,029	$91,567
Avg HH Inc:	$89,752	$103,810	$104,919
Households:	3,607	38,226	97,387

Key Features

GLA: 350,000 S.F.

Anchors: LA Fitness, Best Buy, Marshalls, Bob's Stores, Home Goods, The Home Depot, Dick's , Michael's, Ulta

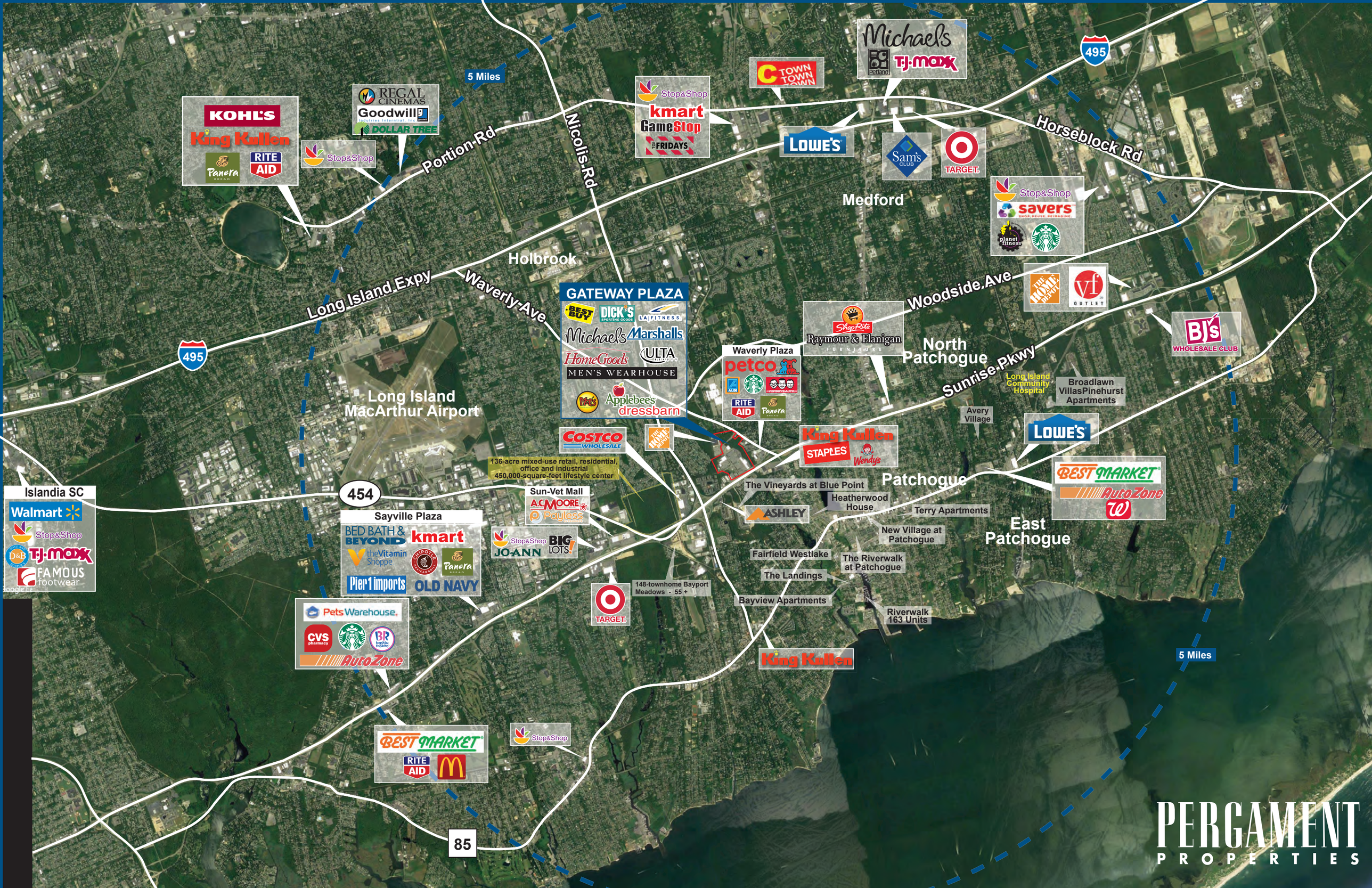
Center Highlights:
10,494 SF
Available lots: 5-8Acres

Neighboring Retailers:
LA Fitness, Costco, Staples, Joann's, Toys R Us, Rite Aid, Petco, Panera Bread, Stop & Shop

Access: Just south of LIE (I-495) Exits 61 & 62 and MacArthur Airport

PERGAMENT PROPERTIES

95 Froehlich Farm Boulevard
Woodbury, NY 11797
(516) 496-1400 Tel
(516) 496-1412 Fax
email: info@pergamentproperties.com
www:pergamentproperties.com


KOHL'S
King Kullen
Panera
RITE AID
REGAL CINEMAS
Goodwill
DOLLAR TREE
Stop&Shop
5 Miles
Portion Rd
Nicolls Rd
Stop&Shop
kmart
GameStop
TGI FRIDAYS
C TOWN
LOWE'S
Michaels
Petland
TJ.MAXX
Sam's CLUB
TARGET
495
Horseblock Rd
Medford
Stop&Shop
savers
planet fitness
Holbrook
Long Island Expy
Waverly Ave
GATEWAY PLAZA
BEST BUY
DICK'S SPORTING GOODS
LA FITNESS
Michaels
Marshalls
HomeGoods
ULTA
MEN'S WEARHOUSE
Applebee's
dressbarn
Waverly Plaza
petco
ALDI
RITE AID
Panera
ShopRite
Raymour & Flanigan
FURNITURE
Woodside Ave
North Patchogue
Sunrise Pkwy
THE HOME DEPOT
vf OUTLET
BJ's WHOLESALE CLUB
Long Island Community Hospital
Broadlawn VillasPinehurst Apartments
Avery Village
495
Long Island MacArthur Airport
COSTCO WHOLESALE
THE HOME DEPOT
King Kullen
STAPLES
Wendy's
LOWE'S
BEST MARKET
AutoZone
136-acre mixed-use retail, residential, office and industrial 450,000-square-feet lifestyle center
Islandia SC
Walmart
Stop&Shop
TJ.MAXX
FAMOUS footwear
454
Sayville Plaza
BED BATH & BEYOND
kmart
the Vitamin Shoppe
CHIPOTLE
Panera
Pier 1 imports
OLD NAVY
Sun-Vet Mall
AC MOORE
Payless
Stop&Shop
JO-ANN
BIG LOTS
TARGET
148-townhome Bayport Meadows - 55 +
The Vineyards at Blue Point
Heatherwood House
ASHLEY
Terry Apartments
Patchogue
New Village at Patchogue
Fairfield Westlake
The Riverwalk at Patchogue
The Landings
Bayview Apartments
Riverwalk 163 Units
East Patchogue
Pets Warehouse
CVS pharmacy
Starbucks
Barkin' Robbins
AutoZone
King Kullen
STAPLES
Wendy's
BEST MARKET
RITE AID
Stop&Shop
85
5 Miles
PERGAMENT
PROPERTIES