

CENTEREACH SQUARE

CENTEREACH, NEW YORK



TSCG is pleased to present an opportunity to acquire Centereach Square, a dynamic regional national anchored center located in Centereach (Brookhaven), Suffolk County, New York (the "Property"). The Property comprises of five freestanding buildings and four multi-tenanted buildings. National tenants excluding franchises represent 65% of the GLA.

Centereach Square is located along Middle Country Road (NY Route 25) on Long Island approximately 45 miles east of New York City. The area boasts a dense, working class population with 337,896 residents and 11,739 households within a 15-minute drive. TSCG's analytics GPS study estimates 4.4 million visits by 477,200 customers over the past 12 months.

HIGHLIGHTS



RARE LONG ISLAND OFFERING



HISTORICAL HIGH OCCUPANCY AND RECENT LEASING ACTIVITY



WALMART ANCHOR WITH FRESH INVESTMENT IN PREMISES AND NEWLY EXERCISED OPTION



APPROPRIATELY MERCHANDISED PROPERTY



VALUE ADD – THREE VACANCIES ARE RECENT, UPGRADE MERCHANDISING



RETAIL DESTINATION FOR OVER 40 YEARS



ADDRESS

Middle Country Road & Mark Tree Road
Centereach, Suffolk County, NY



LAND AREA (AC)

40.47



GLA (SF)

387,034 SF



YEAR BUILT

1975, 1988, 1995



ANCHOR TENANT

Walmart



MAJOR TENANTS

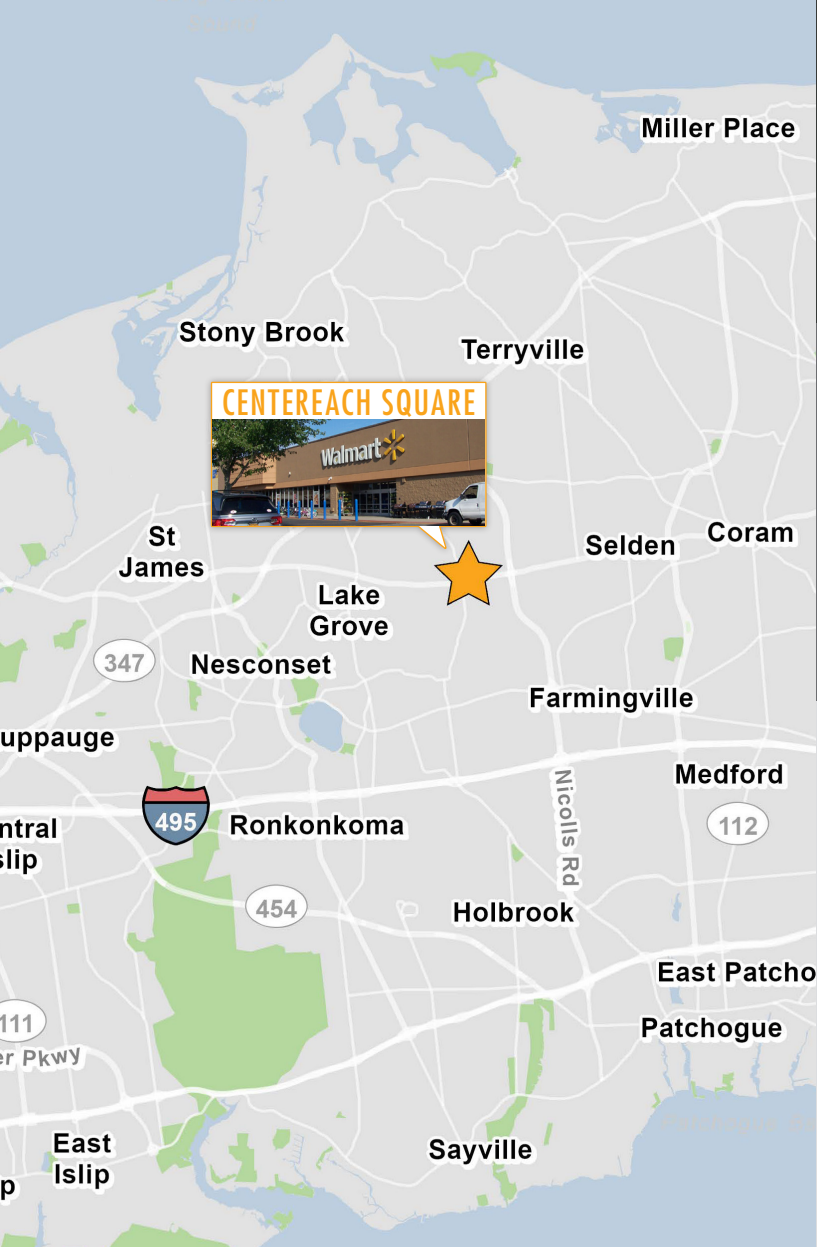
Big Lots, Planet Fitness, Modell's,
JoAnn, Party City, USPS



OCCUPANCY

91.8%

CENTEREACH SQUARE IS A RARE OPPORTUNITY TO ACQUIRE A STRATEGICALLY LOCATED, WALMART-ANCHORED REGIONAL CENTER WITH UPSIDE THROUGH REMERCHANDISING AND RETENANTING.



WALMART ANCHOR

- Recently executed its 5-year renewal thru August 2025
- Walmart invested \$2M in its premises in 2019
- Walmart has been a tenant since 1995

DYNAMIC LONG ISLAND LOCATION

- Traffic count of 44,564 AADT on Middle Country Road
- Infill location with 337,896 residents and 11,739 households within a 15-minute drive
- Excellent regional draw – 4.4 million visits by 477,200 customers over the past 12 months

TENANT COMPOSITION

National	252,992	65.37%
Franchise	54,799	14.16%
Vacant	30,520	7.89%
Local	28,408	7.34%
Regional	20,315	5.25%
Total	387,034	100.0%

CENTEREACH, SUFFOLK COUNTY
LONG ISLAND, NEW YORK



CENTRAL & EASTERN
PART OF LONG ISLAND



4TH LARGEST
POPULATED NY COUNTY



THE HAMPTONS
60 WINERIES



#3 MAJOR
SCIENCE FACILITIES

DEMOGRAPHICS
5 MILES RADIUS



258,073
2019 TOTAL POPULATION



83,655
2019 TOTAL HOUSEHOLDS



\$124,546
AVERAGE HH INCOME



231,498
2019 DAYTIME POP.



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