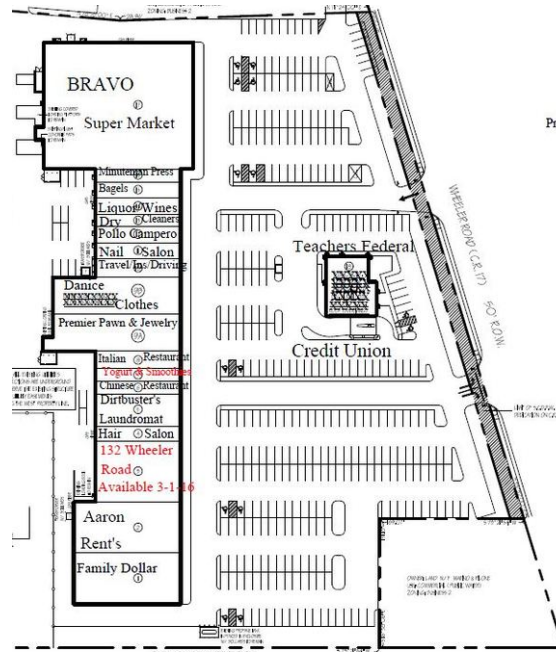


Retail / Medical Office Space For Lease

Vanderbilt Plaza

120-174 Wheeler Road, Central Islip, NY 11722



TENANT LIST

1. FAMILY RESTAURANT
2. BARBERS
3. XXXXX Available 3 2011
4. NIGRA SALON
5. BARBERS
6. B. E. E. P. S.
7. XXXXXXXX Yogurt et al
8. FORTY FIVE BROS
9. XXXXX Dance
10. PREMIER PAWN & JEWELRY
11. NIGRA SALON
12. XXXXX Pollo Campero
13. NIGRA SALON
14. NIGRA SALON
15. NIGRA SALON
16. NIGRA SALON
17. NIGRA SALON
18. NIGRA SALON
19. NIGRA SALON
20. NIGRA SALON

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (MG)
Building Size:	84,100 SF
Available SF:	6,400 - 7,500 SF
Lot Size:	9 Acres
Video:	View Here

PROPERTY OVERVIEW

Storefronts for lease in grocery anchored center. Co-tenants include: Bravo Supermarket, Teacher's Federal Credit Union (TFCU), Family Dollar Store, Aid Auto Store, and more. Units 126 and 132 can be combined to provide 14,600 SF.

PROPERTY HIGHLIGHTS

- Supermarket anchored.
- High Volume.
- Centrally located with easy access to Long Island Expressway (I-495).
- Ideal for Retail or Medical Use.
- Newly Renovated!

SPACES	LEASE RATE	SPACE SIZE
126 Wheeler Rd	\$12.00 SF/yr	7,500 SF
132 Wheeler Road	\$12.00 SF/yr	7,100 SF
150B Wheeler Road	\$12.00 SF/yr	6,400 SF

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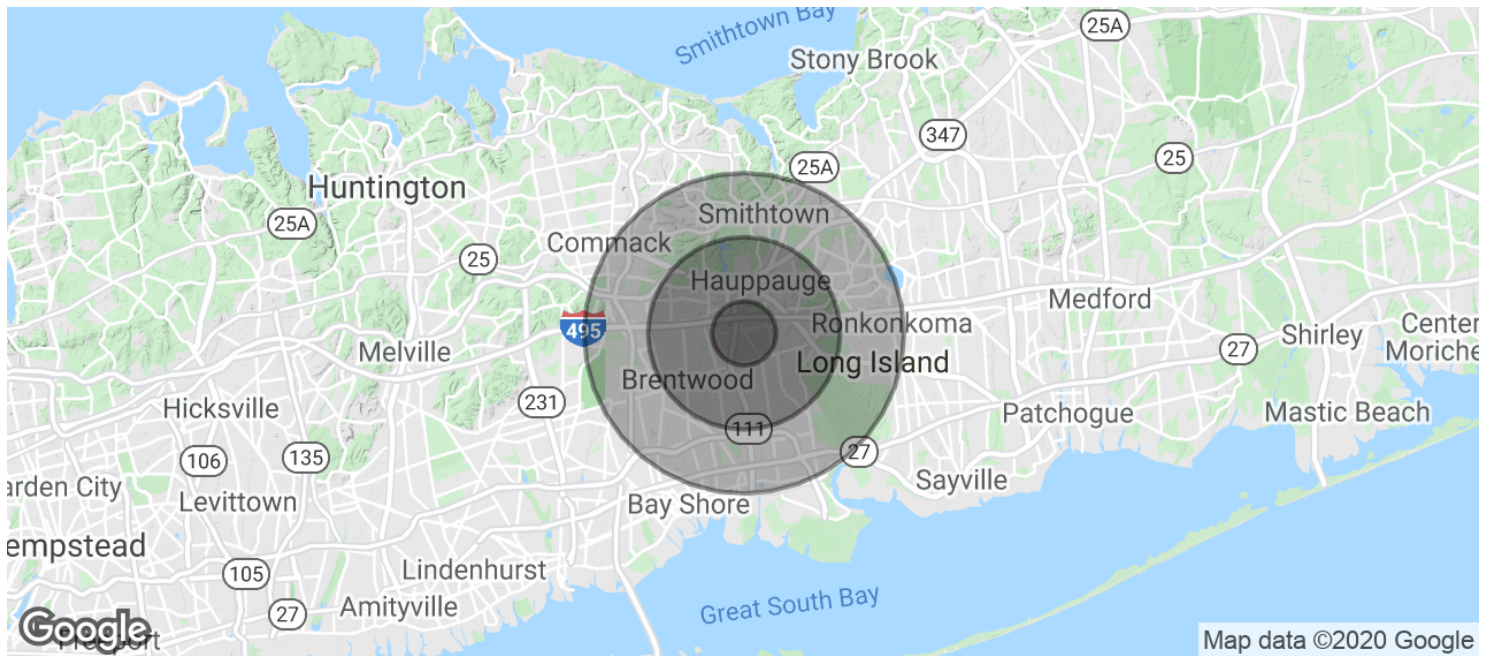


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Vanderbilt Plaza

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,652	110,853	270,235
Average age	33.0	34.6	36.3
Average age (Male)	31.7	32.7	34.7
Average age (Female)	34.3	36.6	37.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,920	30,609	78,197
# of persons per HH	3.5	3.6	3.5
Average HH income	\$84,109	\$87,714	\$97,994
Average house value	\$386,543	\$410,827	\$425,643

* Demographic data derived from 2010 US Census

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