

Hicksville, NY

Heritage Village

Premier Mixed-Use Transit Oriented Development | For Lease



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	18,899	161,230	334,953
Median HHI	\$97,642	\$108,080	\$109,665
Daytime Population	23,631	159,587	356,686

Available	250,000 square feet of retail and commercial space
Asking Rent	Upon Request
Taxes CAM	Upon Request
Comments	<ul style="list-style-type: none"> • In the heart of the third wealthiest county in the United States • Located near a highway system in which over 30 million vehicles pass annually • Located near the Hicksville LIRR station which see over 6 million annual riders and is accessible by a 4 minute complimentary shuttle (residents and employees), 5 minute bike ride or a 12 minute walk • Over 289,000 people live within a 5 mile radius • 50 minutes by car and 45 minutes by LIRR train to New York City • Walkways and bike paths traverse a 27-acre community filled with premier shopping, dining and entertainment • Close proximity to two international airports servicing nearly 88.8 million passengers annually • Long Island's 1st iPic movie theater

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SERITAGE
GROWTH PROPERTIES

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Breslin Realty
DEVELOPMENT CORP.

Hicksville, NY

Heritage Village

Transit Oriented Development



Heritage Village located in Hicksville, New York, is a premier mixed-use property developed by Seritage Growth Properties, a leading national owner and developer of retail and mixed-use properties. This pedestrian-friendly, transit-oriented project will feature approximately 250,000 square feet of retail and commercial space, over 500 market rate, luxury residential rental units, and five acres of green space dedicated for public use. Set on a 27-acre master-planned property in the heart of the third wealthiest county in the United States, Heritage Village is also connected to points throughout the thriving New York metropolitan area by highway and rail systems that are directly accessible from the site.



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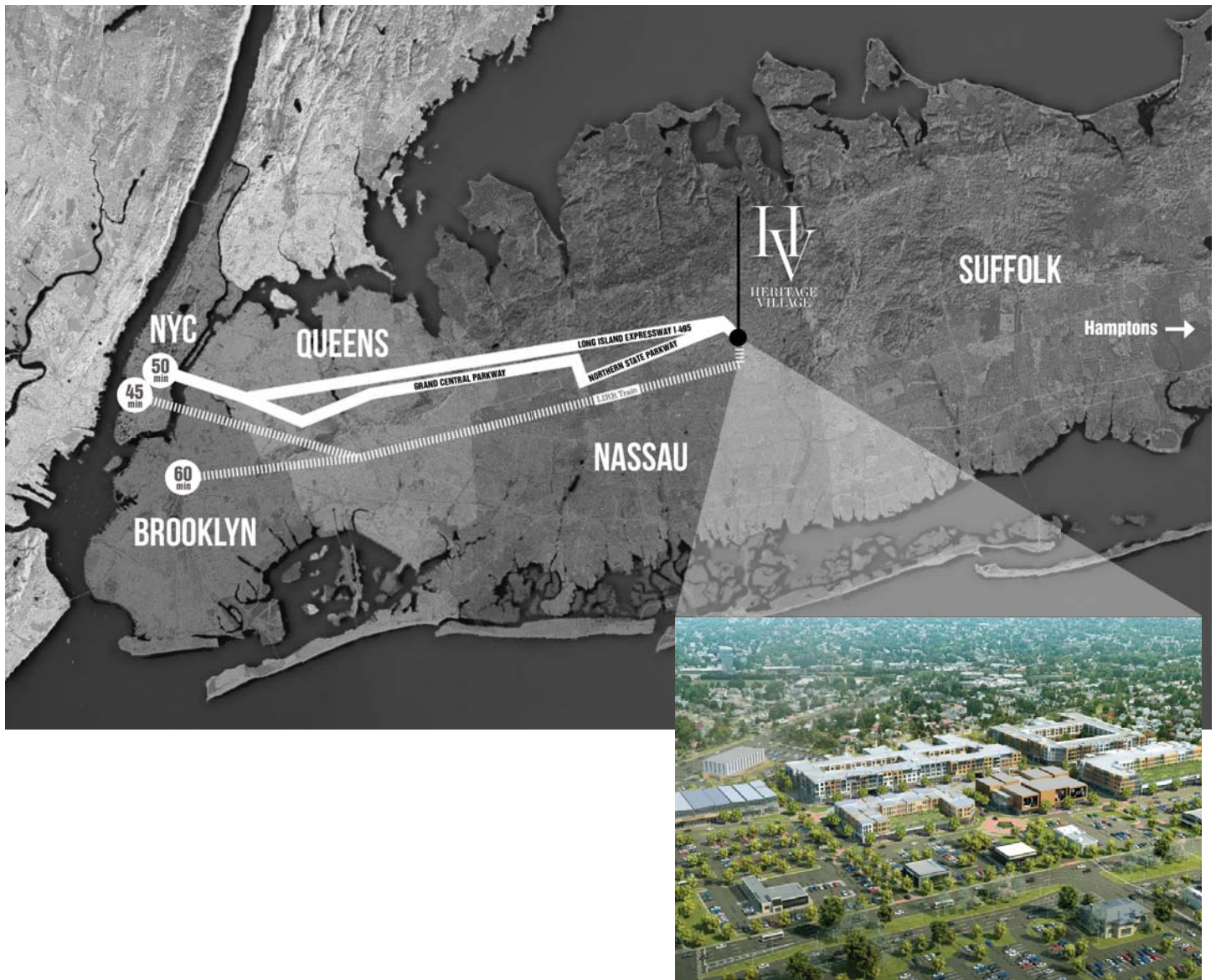
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Heritage Village

IN THE HEART OF AFFLUENT NASSAU COUNTY & CONNECTED TO THE ENTIRE NYC METRO AREA BY RAIL AND ROAD



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Heritage Village

A High Concentration of Affluent Consumers Nearby

3rd
wealthiest county
in the US

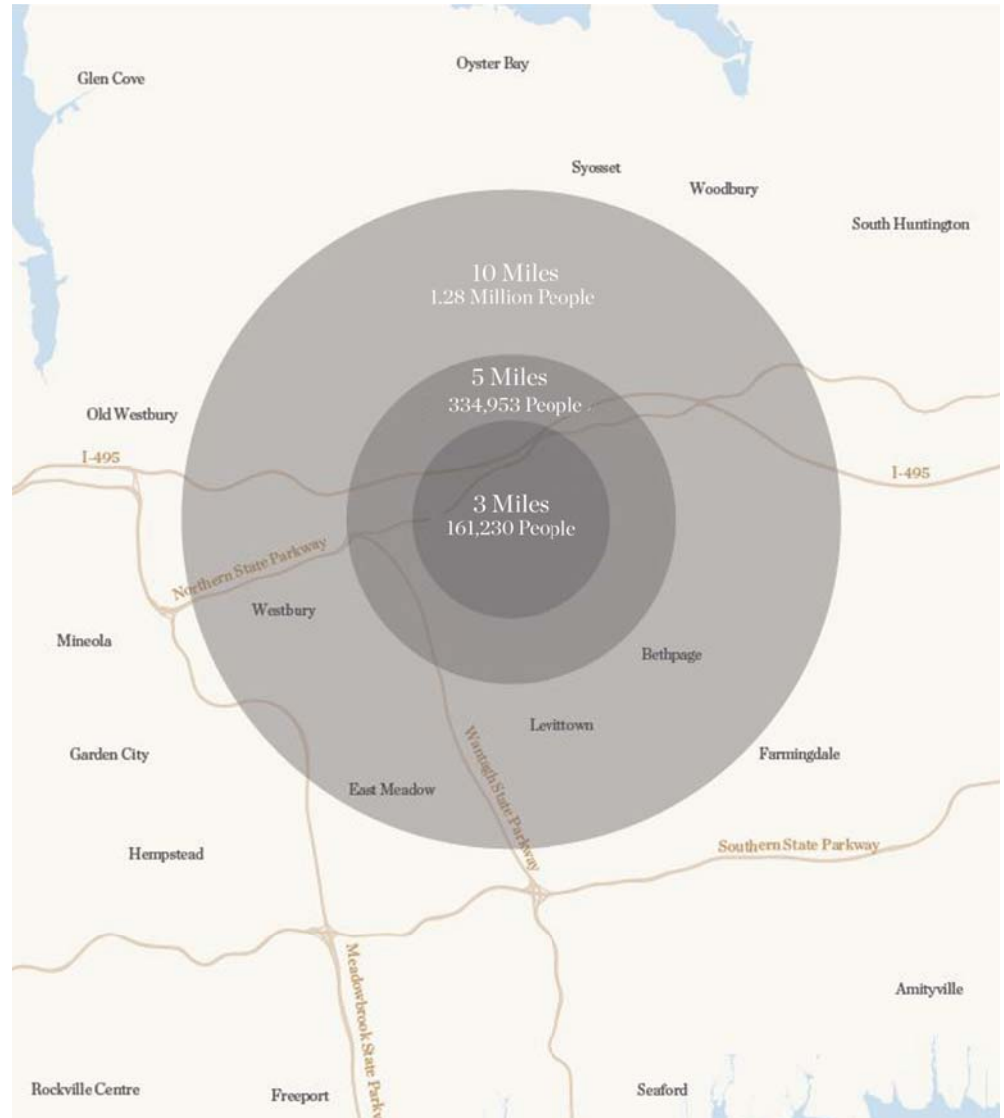
Nassau County, the 3rd
wealthiest county in the US

30
million vehicles

Located near a highway system
in which over 30 million vehicles
pass annually

122
million LIRR riders

Close proximity to Long Island Rail
Road which transports over 122
million riders annually throughout
the New York metro area



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Trade Area



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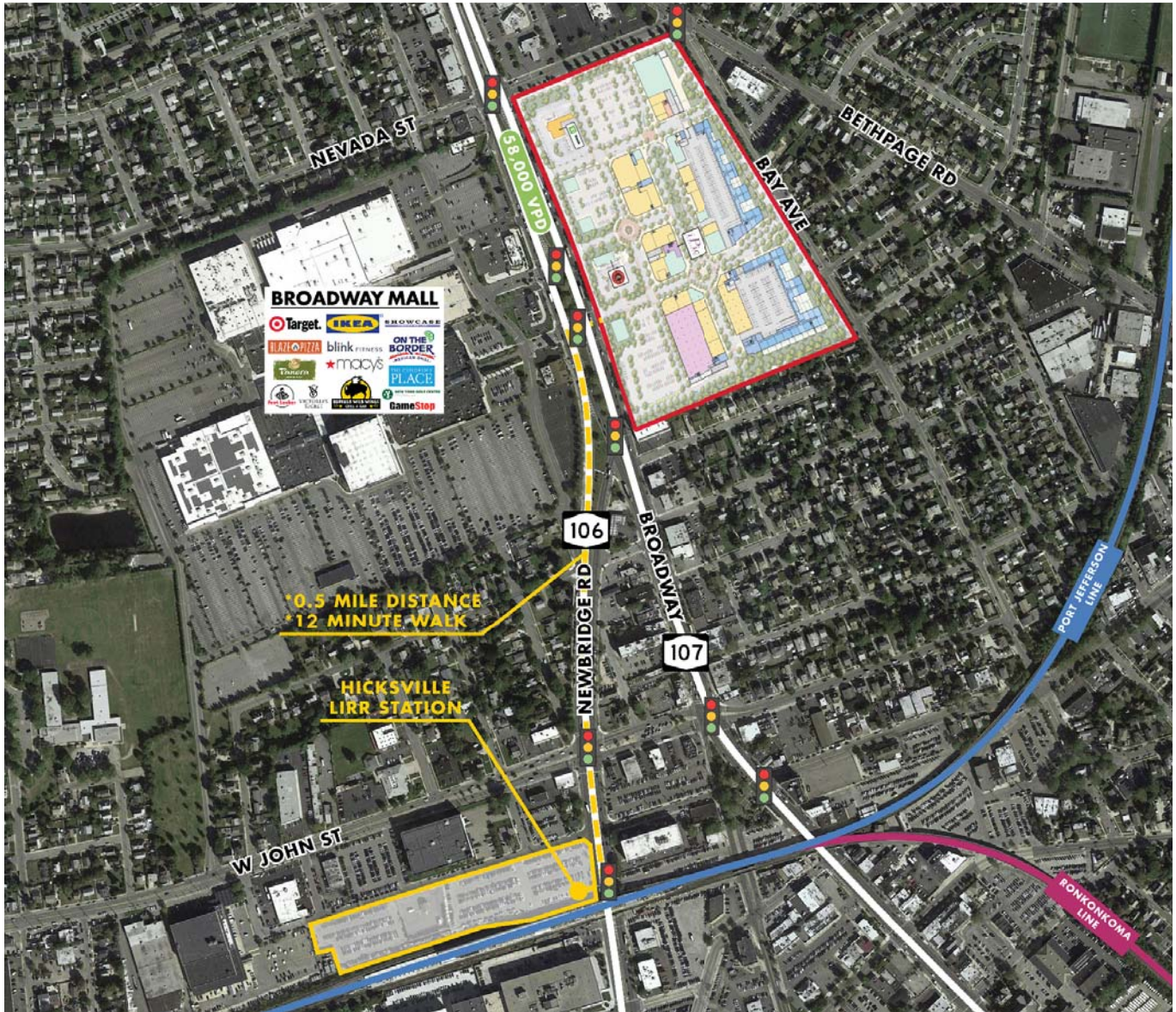
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Heritage Village



HICKSVILLE LIRR STATION STATISTICS

- Busiest LIRR train station on Long Island
- Located approx. 0.5 miles south of Heritage Village site
- 22,000 average daily commuters, 5,918,476 annual riders

- Approximately 12 minute walking distance to Heritage Village
- 22 minute train ride to/from Jamaica
- 45 minute train ride to/from Penn Station
- Grossly underparked with +/- 3,700 parking spaces

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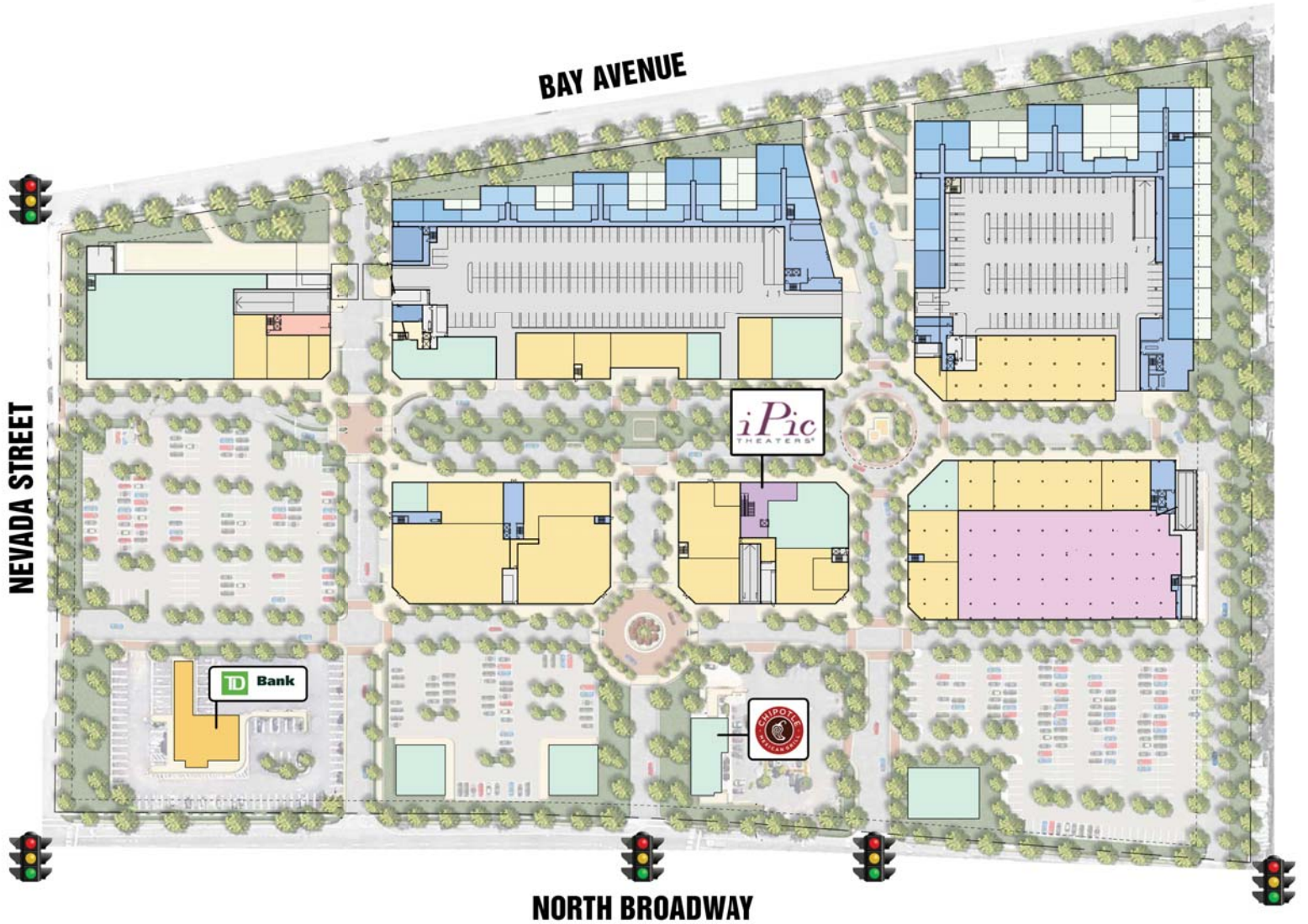
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Site Plan



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Heritage Village



A TRUE MIXED-USE
DEVELOPMENT WITH
24/7/365 ACTIVITY
APPEALS TO PEOPLE OF
ALL STAGES OF LIFE



DESIGNED FOR
HEALTHY ACTIVITIES
AND LIVELY
INTERACTIONS

WALKWAYS AND BIKE
PATHS TRAVERSE A
27-ACRE COMMUNITY
FILLED WITH PREMIER
SHOPPING, DINING AND
ENTERTAINMENT

PUBLIC GREEN SPACES
FOR SPECIAL EVENTS
AND CASUAL
RELAXATION

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