

# GREEN ACRES

VALLEY STREAM, NY

REDEVELOPMENT

## FOR LEASE

AVAILABILITIES RANGING  
FROM 1,179 - 1,817



PLAY  
VIDEO



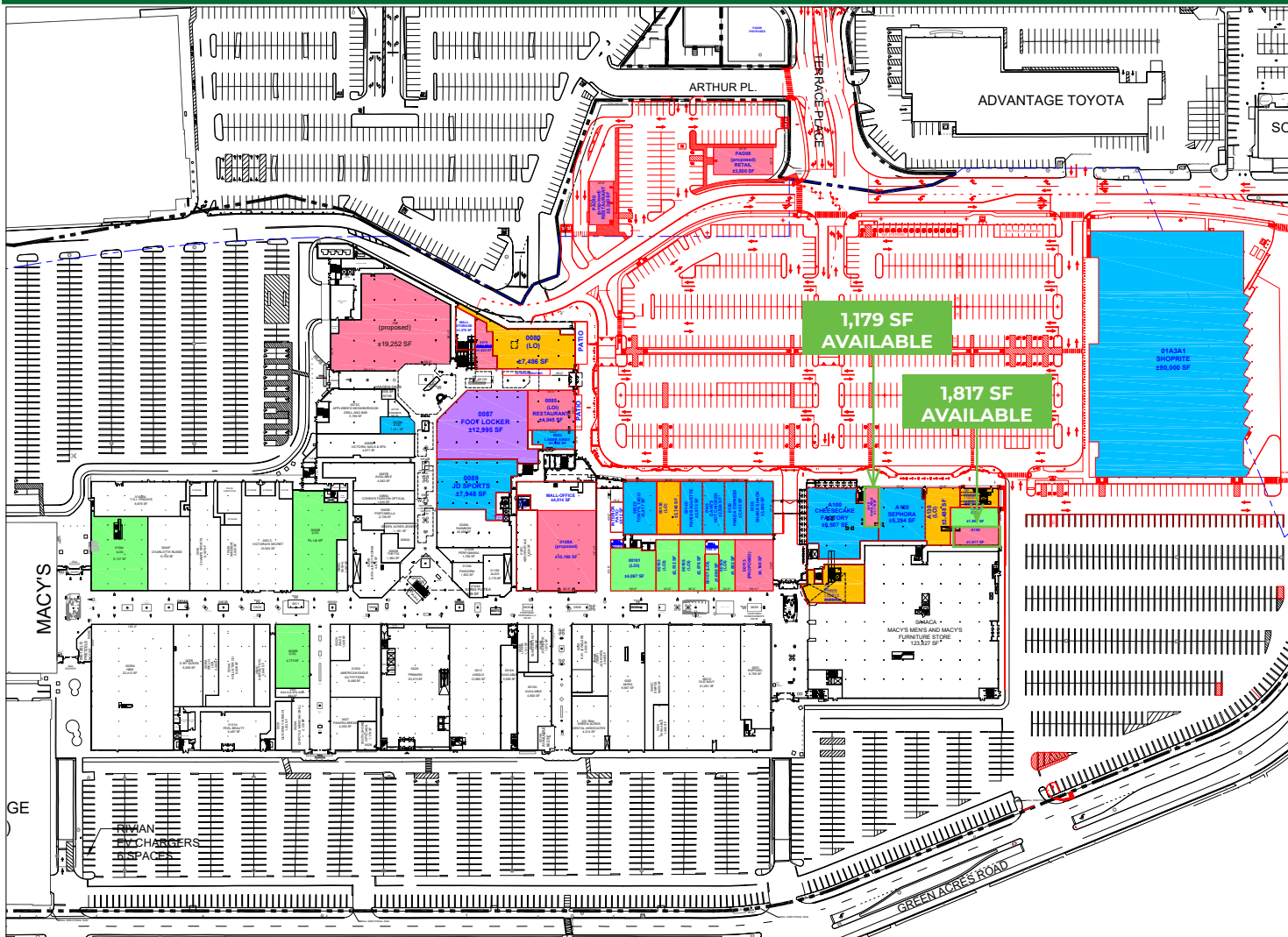
# COME BE PART OF THE NEW GREEN ACRES

**2.1M SF**  
GLA

**\$1B+**  
annual sales

**18.4M**  
annual visitors

**150+**  
stores, restaurants, and entertainment options



With an inspired 400,000 SF redevelopment project now underway, Green Acres is changing the landscape of retail by introducing a modern, memorable and comfortable ambiance to its 100-acre campus in heart of Valley Stream.

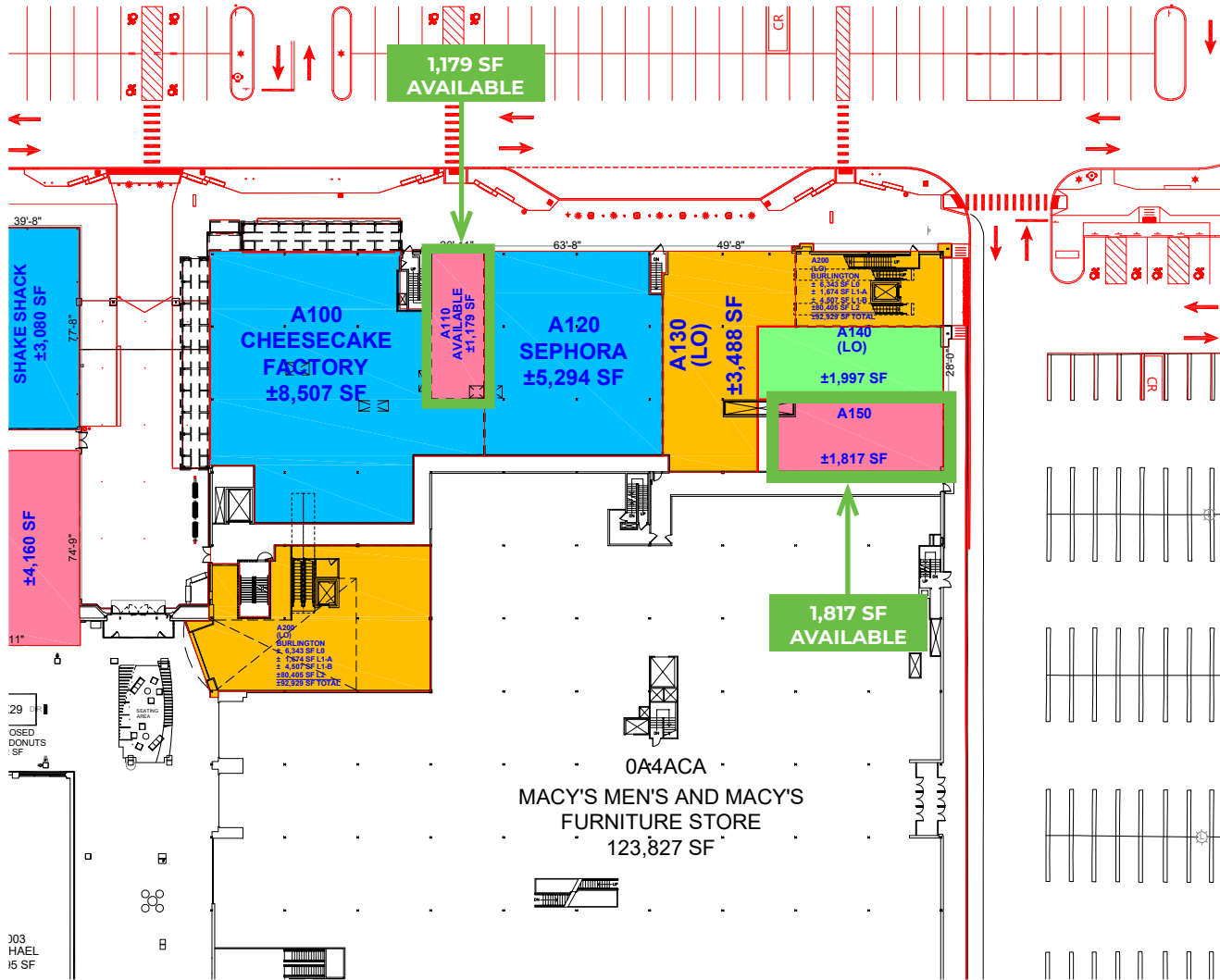
The property is being transformed from every angle—introducing a new grand entrance with an attractive streetscape fronting highly trafficked Sunrise Highway, with revitalized spaces and lush outdoor areas to entice fresh entertainment, best-in-class dining and retail brand visibility.

The future is bright at Green Acres.

# AVAILABILITY

Space A110: 1,179 SF

Space A150: 1,817 SF

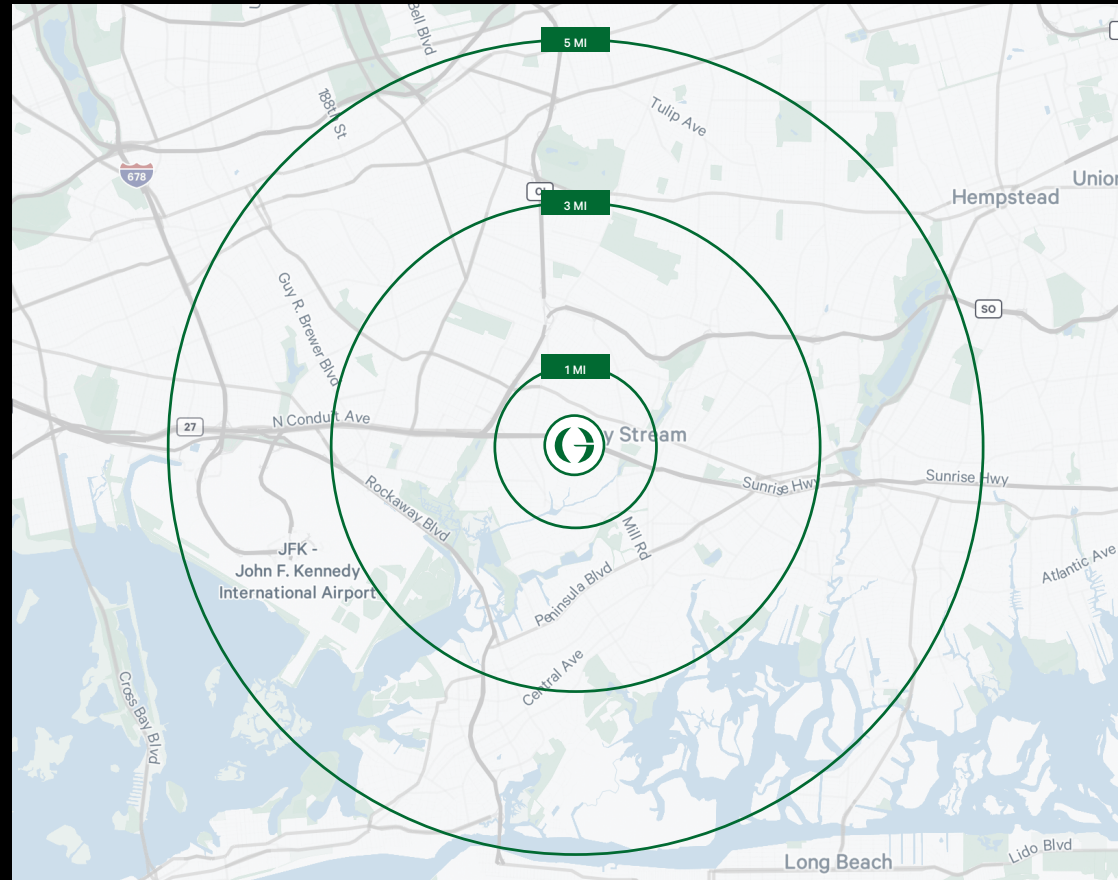


# THE AREA

Green Acres' strategic location, diverse retail offerings, and strong consumer base makes it an ideal venue for tenants seeking a dynamic and thriving retail environment.

**Diverse Retail Mix:** Green Acres hosts a variety of major retailers including: Macy's, Target, Uniqlo, Primark, Home Depot, BJ's, Walmart, DICK'S Sporting Goods, HomeGoods, Old Navy, Best Buy, Burlington, Raymour & Flanigan, 24 Hour Fitness, ShopRite, ALDI. The mall offers a range of dining options such as Applebee's, Chipotle, Panera Bread, Red Lobster, and TGI Fridays, providing visitors with diverse culinary experiences.

**Accessibility:** Strategically situated along Sunrise Highway, a major thoroughfare with a daily traffic count of approximately 60,000 vehicles, the mall is easily accessible to shoppers from both Nassau County and neighboring Queens. With numerous public transportation options available, including Long Island Rail Road, Nassau Inter-County Express (NICE) and MTA New York City bus routes, the campus serves a densely populated trade area of 1.4 million people.



**1.4 M**  
total trade area population  
(Nassau County & Queens)

**4 Miles**  
from JFK Airport

**60K**  
vehicles daily

2024	1 Mile	3 Miles	5 Miles
Population	37,813	299,645	790,104
Households	11,325	94,532	249,147
Avg Household Income	\$148,595	\$154,884	\$143,171
Median Age	41.1	41.2	40.6
Daytime Population	30,305	228,995	641,748
Daytime Residents	18,404 (60.7%)	148,196 (64.7%)	409,631 (63.8%)
Businesses	1,366	8,691	21,847
Employees	11,661	70,948	189,815

# RETAIL/TRADE CORRIDOR

The Sunrise Highway retail trade corridor in Valley Stream, New York, is a highly active commercial hub that serves as a gateway between Nassau County and New York City. Anchored by Green Acres Mall, this corridor is a prime location for retailers, corporate offices, medical facilities, and educational institutions, benefiting from high traffic volume, strong demographics, and exceptional accessibility.

## High-Traffic Location & Visibility

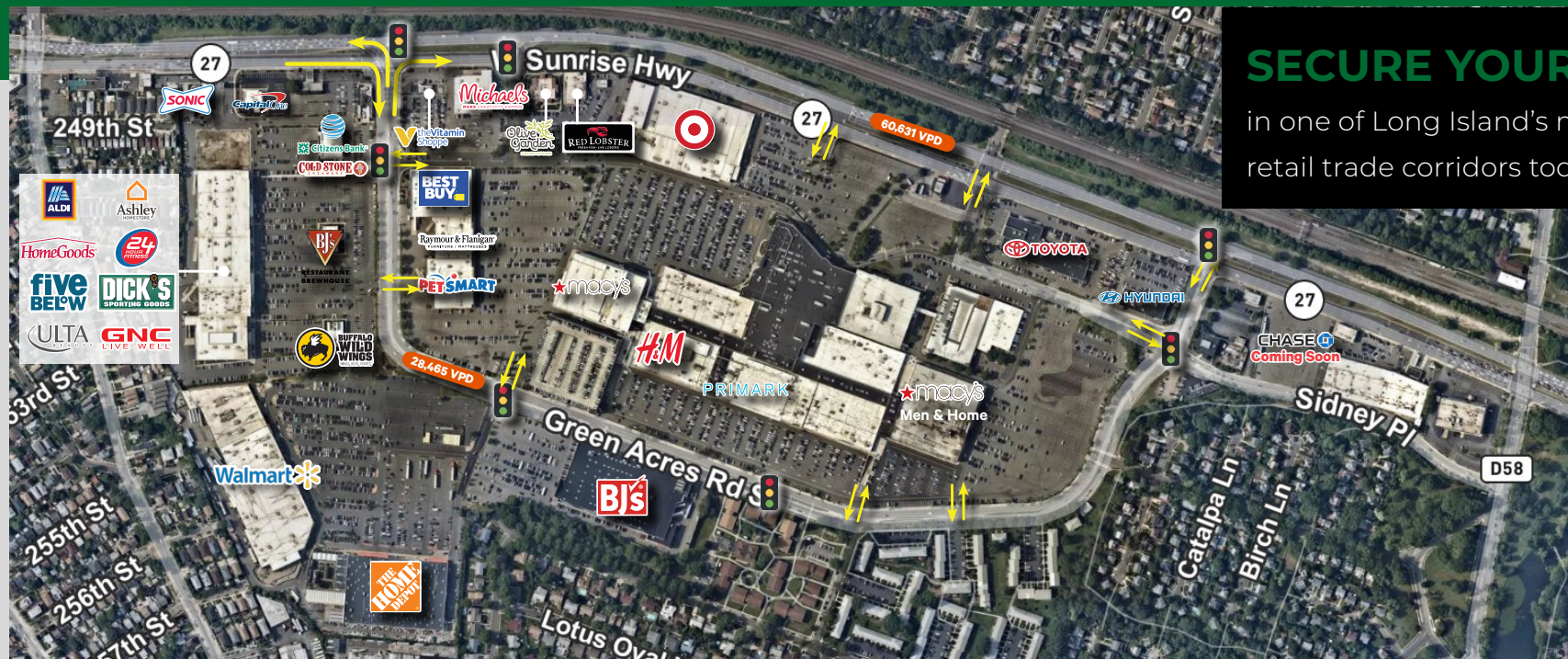
- Positioned along Sunrise Highway (NY-27), a major east-west commercial artery on Long Island.
- 60,000 vehicles per day pass through this corridor, offering excellent exposure for businesses.
- Surrounded by dense residential communities, ensuring a consistent flow of shoppers and professionals.

## Strong Demographics & Spending Power

- Primary trade area population: Over 1.4 million people spanning Nassau County and Queens.
- Affluent customer base: Average household income of \$143,171, supporting a diverse mix of retail and service-based businesses.
- Diverse workforce presence, making it ideal for corporate offices, medical centers, and education facilities.

## Seamless Accessibility & Connectivity

- Direct access from Sunrise Highway, Belt Parkway, and Southern State Parkway.
- Public transit options include Long Island Rail Road, Nassau Inter-County Express (NICE) and MTA bus routes, making it convenient for customers and employees.
- Proximity to JFK International Airport, offering added appeal for regional and national businesses.



## SECURE YOUR PLACE

in one of Long Island's most dynamic retail trade corridors today.



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