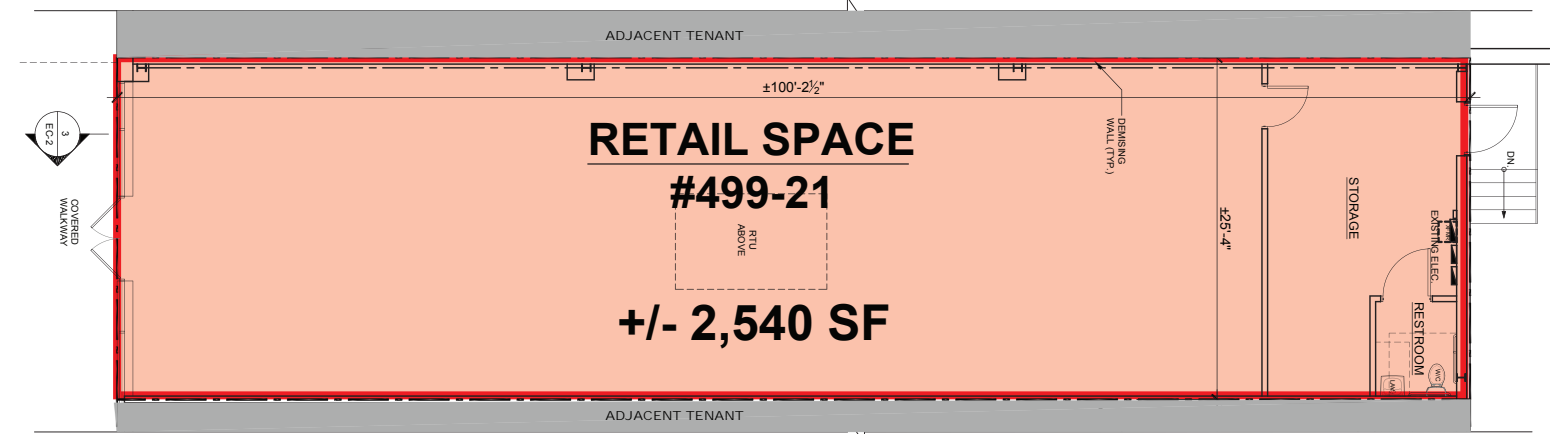
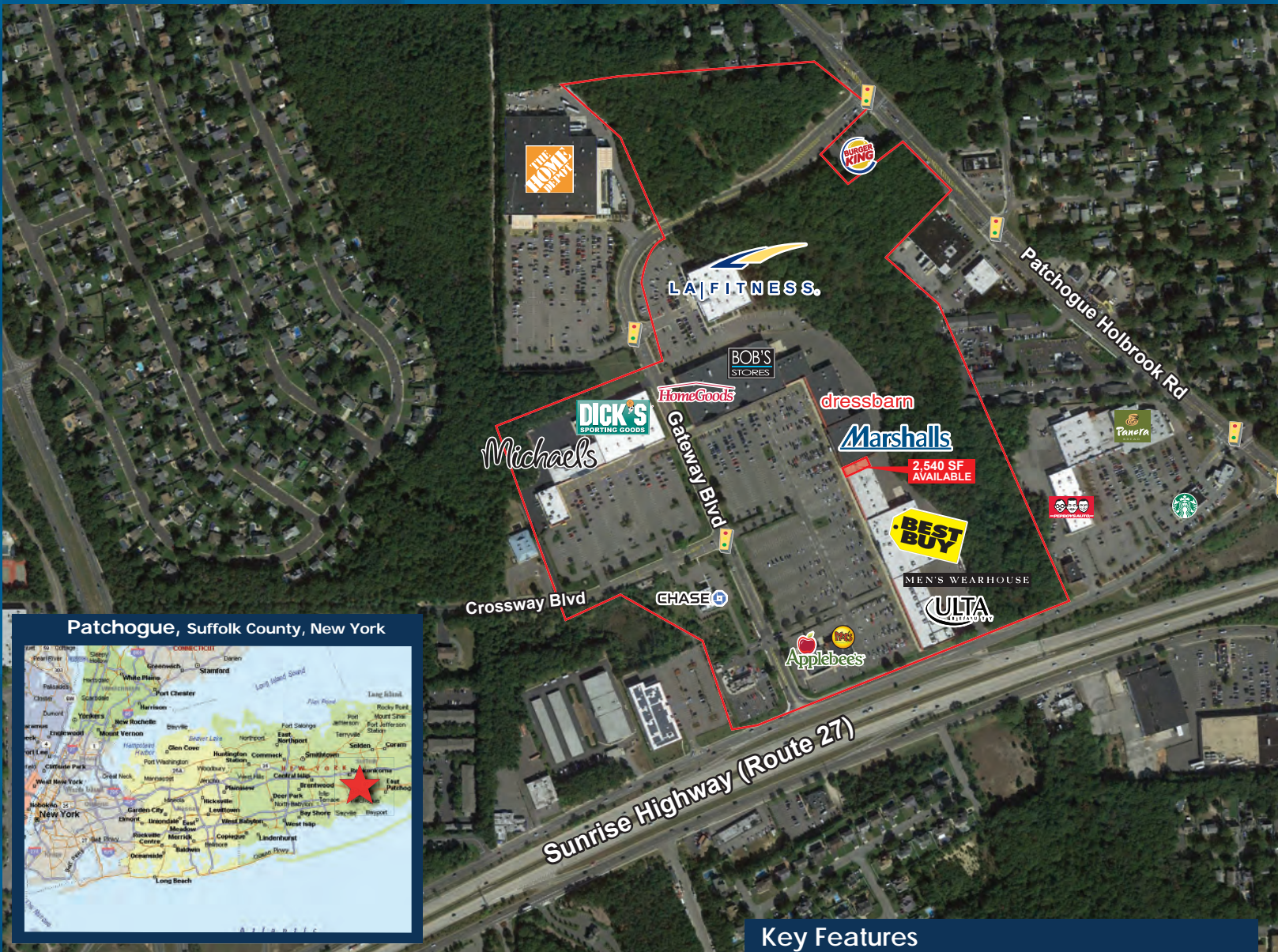


GATEWAY PLAZA I

499 Sunrise Highway, Patchogue, New York



Views of Gateway Plaza I



1 EXISTING FIRST FLOOR PLAN
+/- 2,540 SF SCALE: 3/16" = 1'-0"

	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.
Anchor: LA Fitness, Best Buy, Marshalls, Home Goods, The Home Depot, Dick's, Michael's, Ulta

Center Highlights:
2,540 SF Available
Available lots: 5-8 Acres

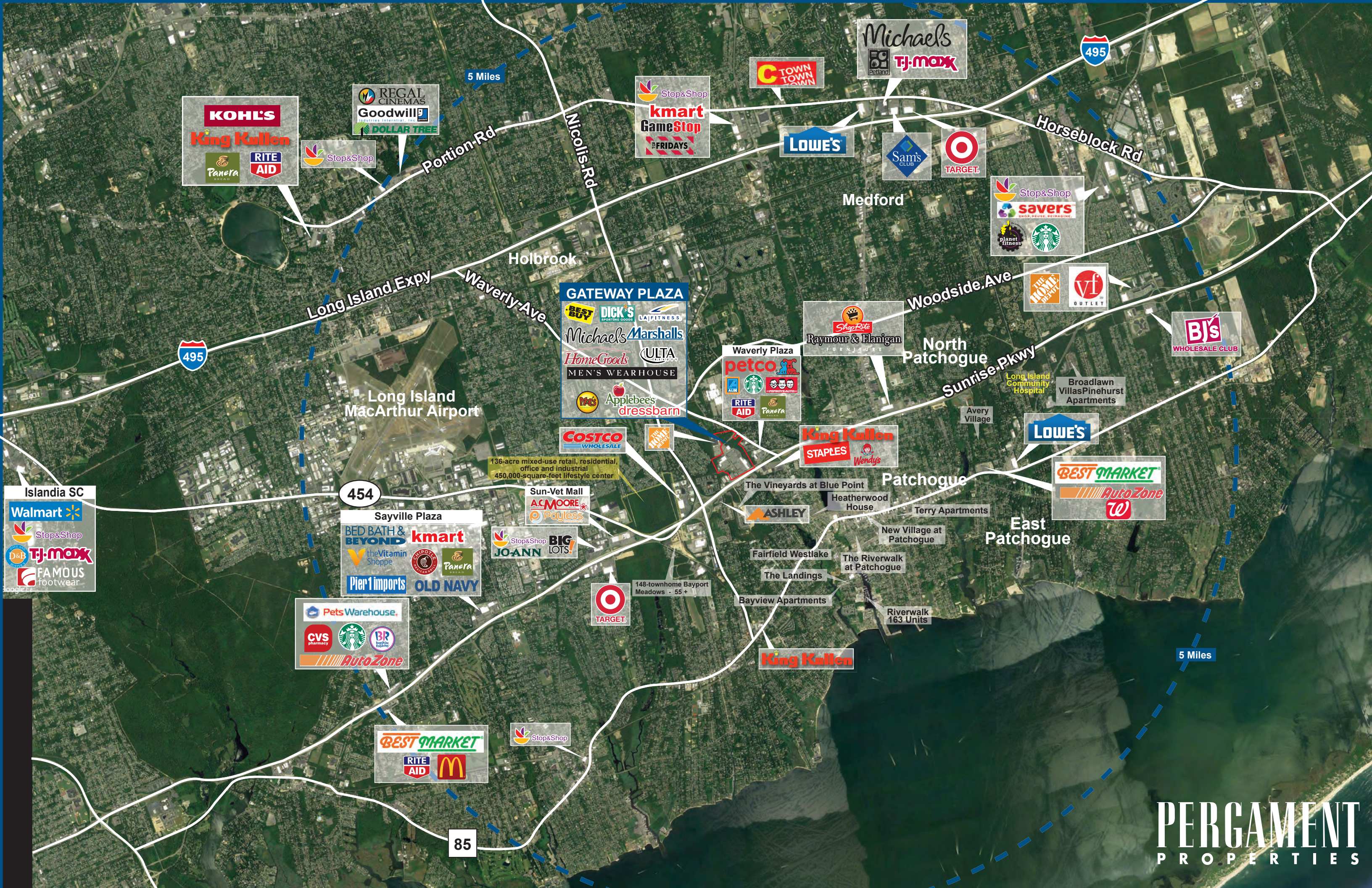
Neighboring Retailers:
LA Fitness, Costco, Staples, Joann's, Rite Aid, Petco, Panera Bread, Stop & Shop

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

Stop&Shop
kmart
GameStop
FRIDAYS

C TOWN TOWN TOWN

Michaels
Petland
TJ-maxx

LOWE'S

Sam's CLUB

TARGET

Stop&Shop
savers
planet fitness
Starbucks

THE HOME DEPOT
vf OUTLET

BJ's WHOLESALE CLUB

GATEWAY PLAZA
BEST BUY
DICK'S SPORTING GOODS
LA FITNESS
Michaels
Marshall's
HomeGoods
ULTA
MEN'S WEARHOUSE
McDonald's
Applebee's
dressbarn

Waverly Plaza
petco
ALDI
Starbucks
PERDOVS AUTO
RITE AID
Panera

ShopRite
Raymour & Flanigan
FURNITURE

LOWE'S

BEST MARKET
AutoZone
W

King Kullen
STAPLES
Wendy's

COSTCO WHOLESALE

THE HOME DEPOT

136-acre mixed-use retail, residential, office and industrial 450,000-square-foot lifestyle center

Sun-Vet Mall
ACMOORE
Payless

ASHLEY

LOWE'S

Islandia SC

Walmart

Stop&Shop

D&B
TJ-maxx

FAMOUS footwear

454

Sayville Plaza

BED BATH & BEYOND
kmart

the Vitamin Shoppe
CHIPOTE
Panera

Pier 1 imports
OLD NAVY

Stop&Shop
JOANN
BIG LOTS!

TARGET

143-townhome Bayport Meadows - 55+

Pets Warehouse
CVS pharmacy
Starbucks
BR
AutoZone

King Kullen

BEST MARKET
RITE AID
M

Stop&Shop

85

5 Miles