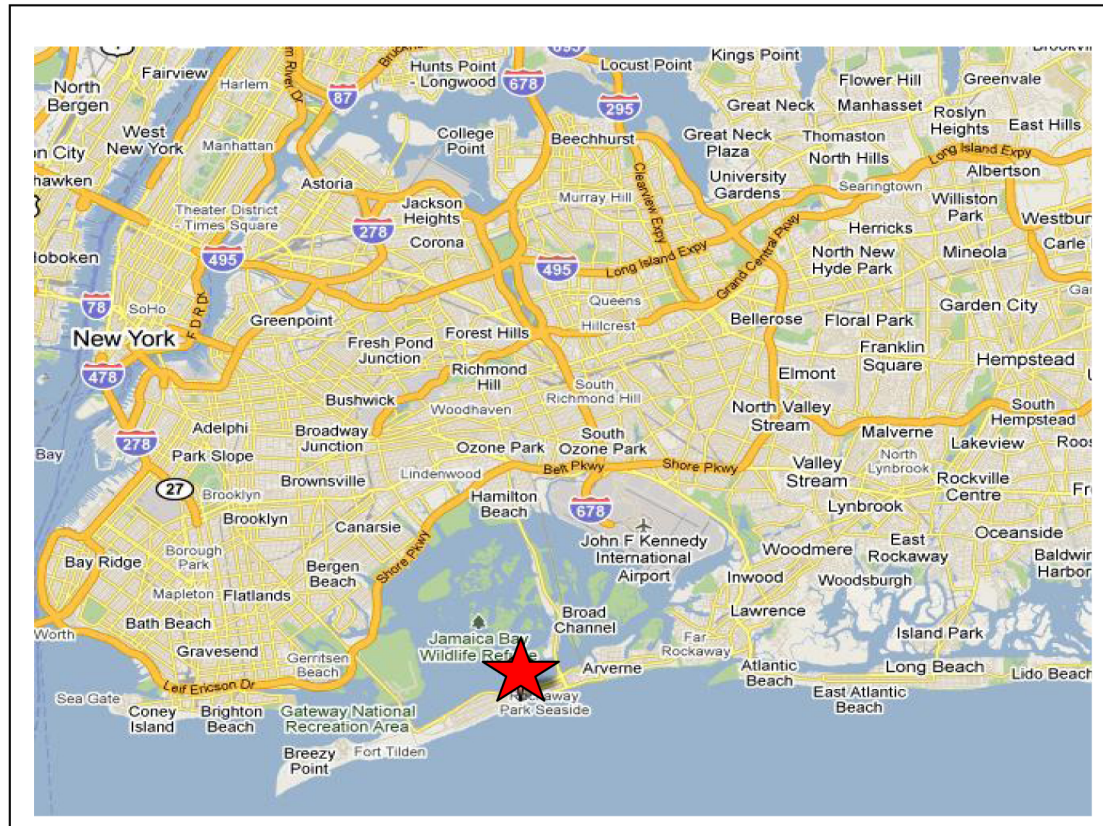


2015 Demographics	1 mile	3 miles	5 miles
Total Population	18,145	55,366	159,738
Growth 2015-2020	4.79%	6.12%	4.90%
Growth 2010-2015	6.09%	7.99%	6.10%
Total Households	7,455	20,749	56,794
Average Household Income	\$87,182	\$75,416	\$72,063
Median Household Income	\$69,596	\$55,956	\$52,166
White Population	77.82%	50.44%	42.37%
Black Population	12.38%	35.47%	43.16%
Hispanic or Latino Population	14.56%	19.08%	18.46%
American Indian/Alaska Native	0.22%	0.42%	0.50%
Asian Population	2.66%	3.18%	2.84%
Native Hawaiian and Other Pac. Isl.	0.04%	0.03%	0.04%
Some Other Race Alone	4.65%	7.19%	7.84%
Two or More Races	2.19%	3.22%	3.22%



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129 Beach 116th Street

129 Beach 116th Street, Rockaway Park, NY 11694



Property Highlights:

12,600 sf existing structure to be redeveloped for retail, restaurant, or other use. Possibility of mixed-use new development with 16,000 sf retail at base & 114,000 total developable sf as of right.

126' of frontage on Beach 116th St, Rockaway Park's main retail corridor.

Steps from the beach and 1 block from the A & S trains.

Ample parking available.

1,000 sf to 12,600 sf available.

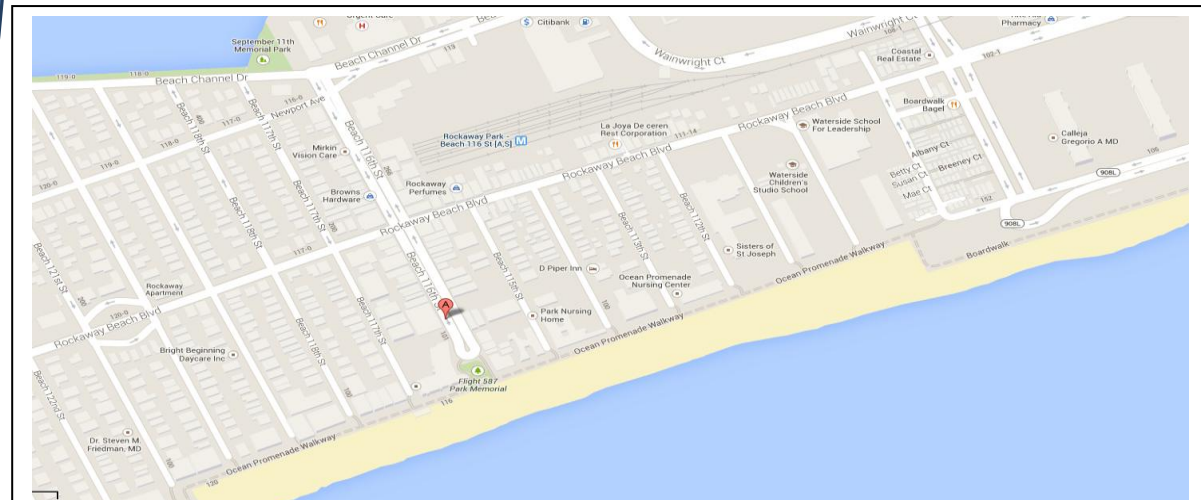
Strong demographic base and foot traffic in growing area.



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*See important information on back.

129 BEACH 116TH STREET



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