

# Junior Anchor & Small Shop Space Available

## Ground-Up Development Opportunity

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**The Shops at Riverhead** Riverhead, NY

*HomeGoods*<sup>®</sup>

**Marshalls**<sup>®</sup>

**COSTCO**<sup>™</sup>  
WHOLESALE

**BRIXMOR**<sup>®</sup>

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# The Shops at Riverhead

1754 Old Country Rd (Rte 58) | Riverhead, NY 11901

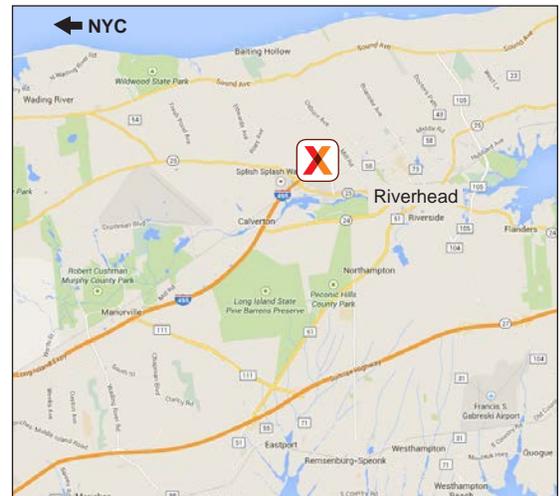


**County:** Suffolk

**GLA:** 425,000

**MSA:** New York-Northern New Jersey-Long Island, NY-NJ-PA

- New development with the only Costco within 20+ miles drawing 18,000+ customers per week, and new 42,000 SF Marshalls/HomeGoods opening Fall 2017
- High visibility from 26,000+ vehicles daily on Old Country Road (Route 58), a major east-west thoroughfare just off Exit 73 on the Long Island Expressway (Interstate 495)
- Located in highly seasonal Eastern Suffolk County where the population more than doubles during peak season
- Situated at the gateway to the both the South Fork (The Hamptons) and the North Fork communities, this growing retail hub has significant retail draw from The Tanger Outlets, Costco, The Home Depot, Walmart and Target
- The average household income for the local resident has grown 48% in the last 14 years, 16% higher than the national average



Demographics	10 Min	20 Min	30 Min	40 Min
Population	24,325	75,769	312,343	677,621
Households	8,727	26,918	107,951	234,125
Average HH Income	\$72,300	\$95,400	\$94,825	\$100,828

**Nick Andreadis**

631.249.6251

nick.andreadis@brixmor.com

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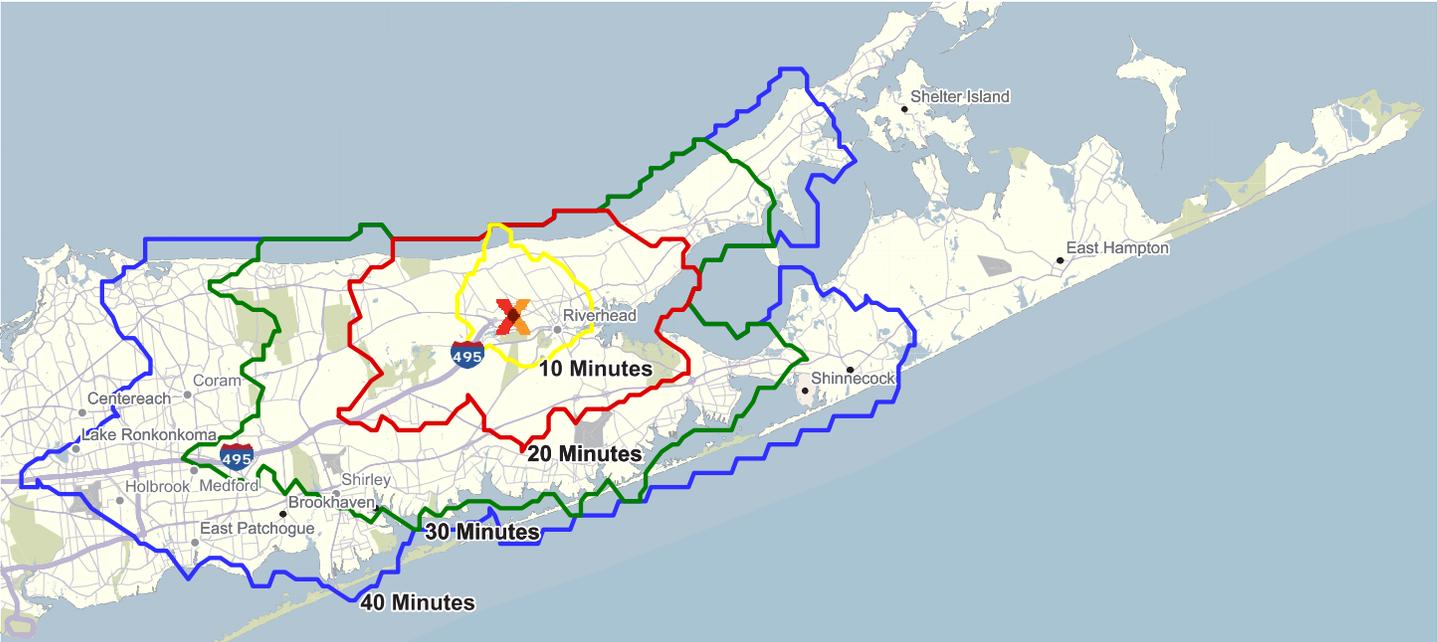
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Proposed

Opening  
Fall 2017



## 10, 20, 30, 40 Minute Drive Times



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Brixmor owns and operates the nation's largest wholly owned portfolio of grocery-anchored community and neighborhood shopping centers, with more than 500 properties strategically located across 38 states.

Our centers are primarily situated throughout the top 50 metropolitan markets and are home to some of the most recognized retailers.

**BRIXMOR**<sup>®</sup>  
Property Group

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