

# SOUTH SHORE MALL

1701 Sunrise Hwy, Bay Shore, NY 11706

## PROPERTY

Demographics	1 mile	3 miles	5 miles
Population	18,150	125,980	277,557
Avg. HH Income	\$119,310	\$155,565	\$159,302
Total Households	5,523	36,994	82,741

## HIGHLIGHTS

- Located on heavily trafficked Sunrise Highway
- 5 miles South of the LIE
- Close proximity to South Shore University Hospital
- Surrounded by national big box retailers

## NOTES

- GLA: 1,012,872 SF
- Availabilities: Anchor, Inline, Outparcel
- Traffic Count: 19,500 AADT Sunrise Highway

## ANCHORS

- JC Penney, Dick's & Macy's



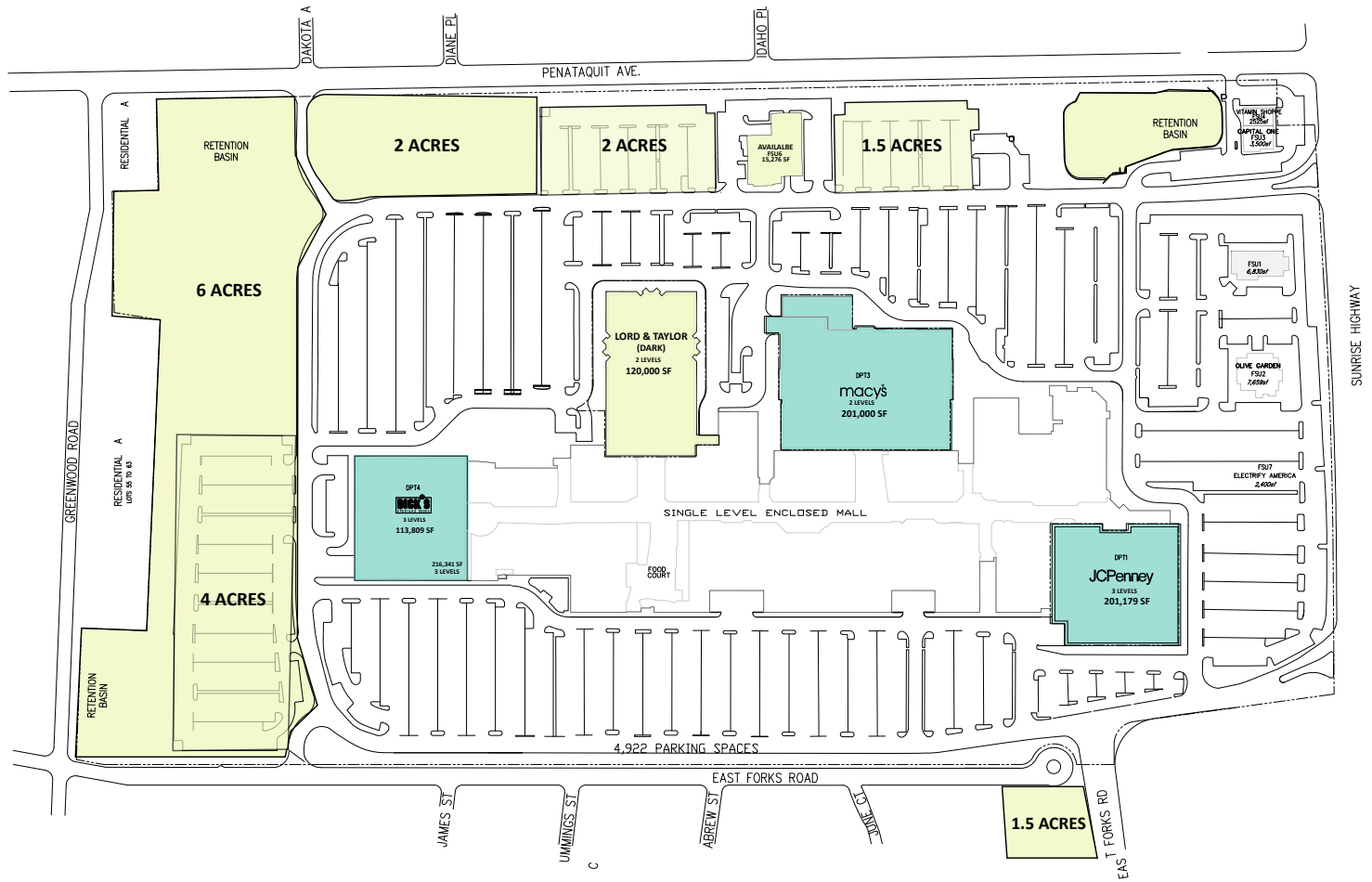
**MASON**  
ASSET MANAGEMENT

T: 516 371.5858  
E: [leasing@masonam.com](mailto:leasing@masonam.com)  
150 Great Neck Road Suite 402  
Great Neck, NY, 11021  
[www.masonam.com](http://www.masonam.com)

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## SITE PLAN



\*NOT OWNED

LEASED AVAILABLE



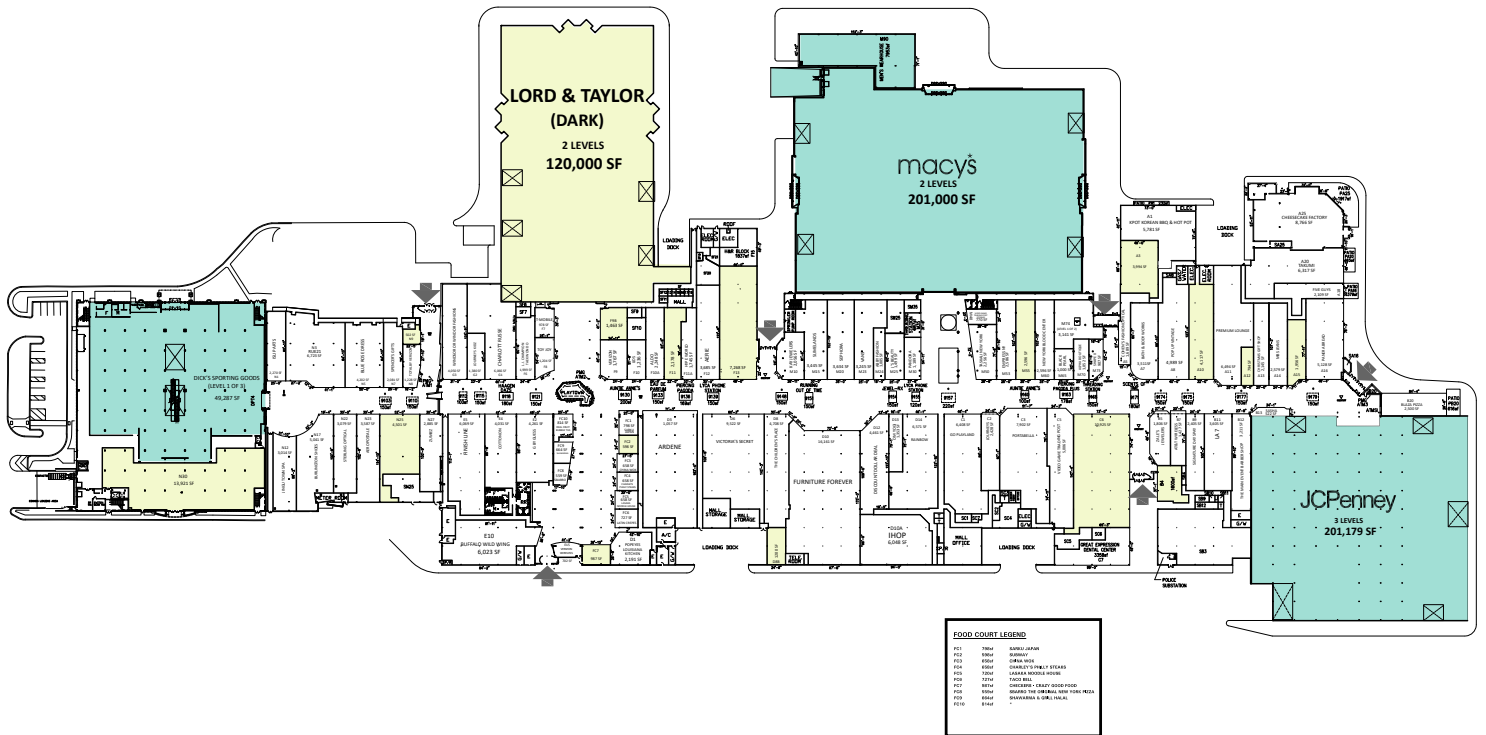
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## LEASE PLAN FIRST FLOOR



\*NOT OWNED

LEASED
  AVAILABLE



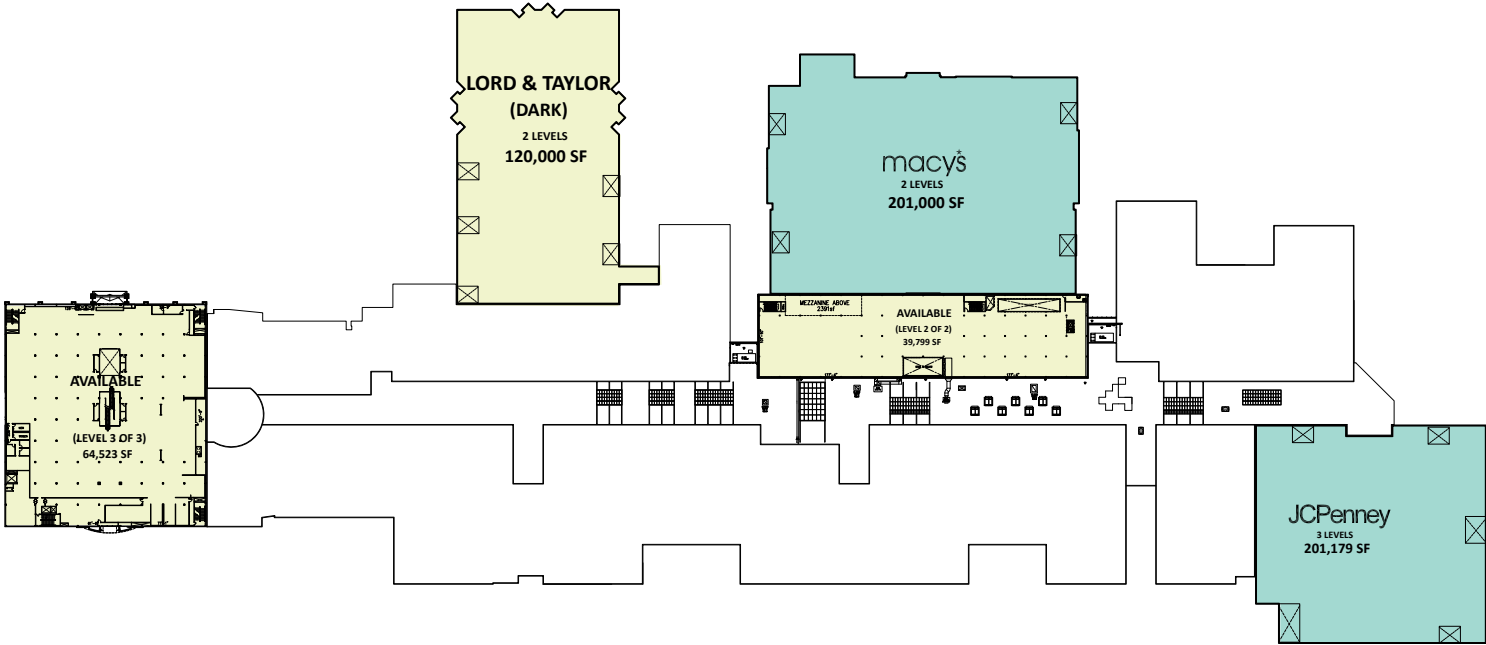
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## LEASE PLAN SECOND FLOOR



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## RETAILER MAP



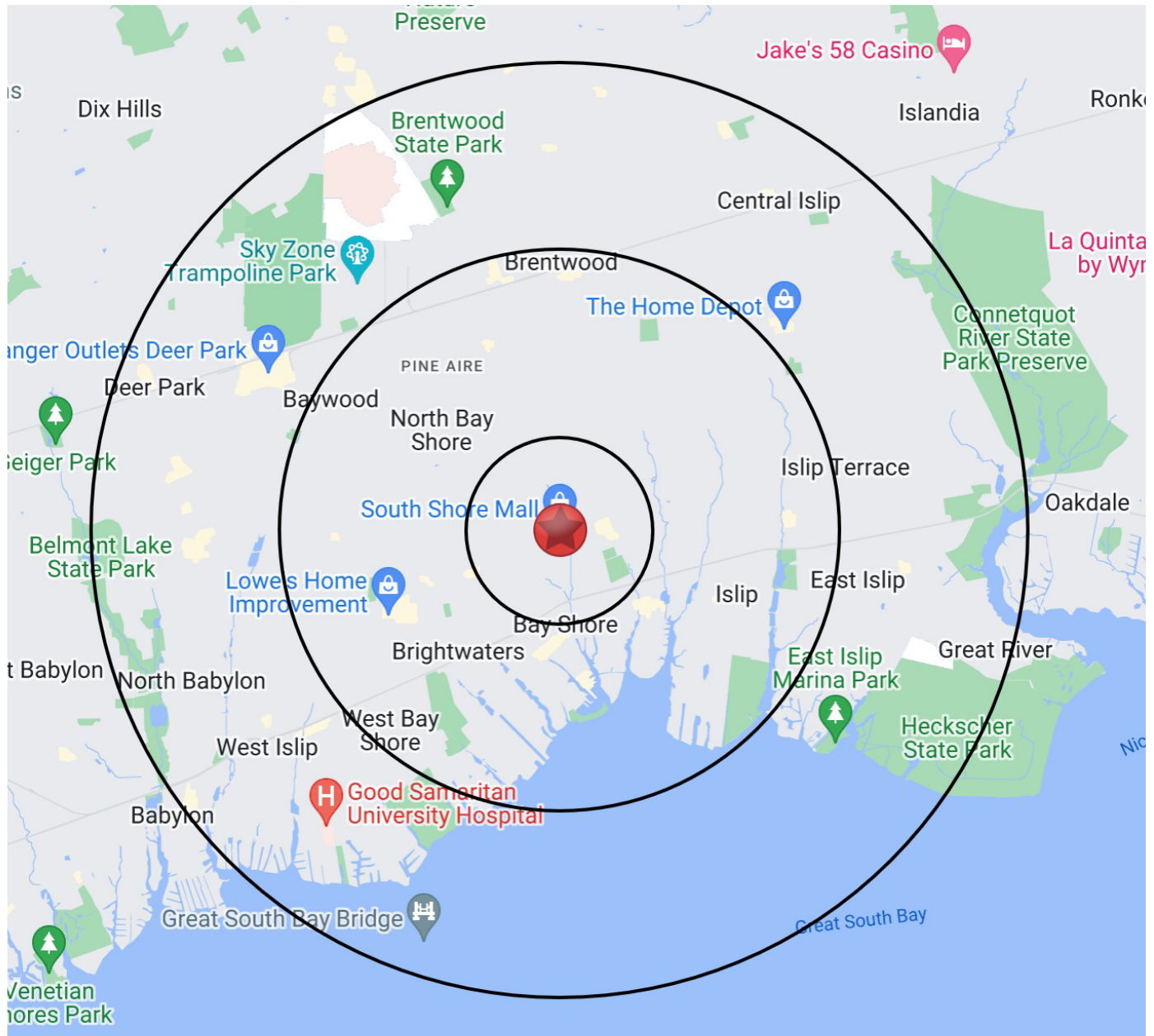
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## RADIUS MAP



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