



Market Landscape

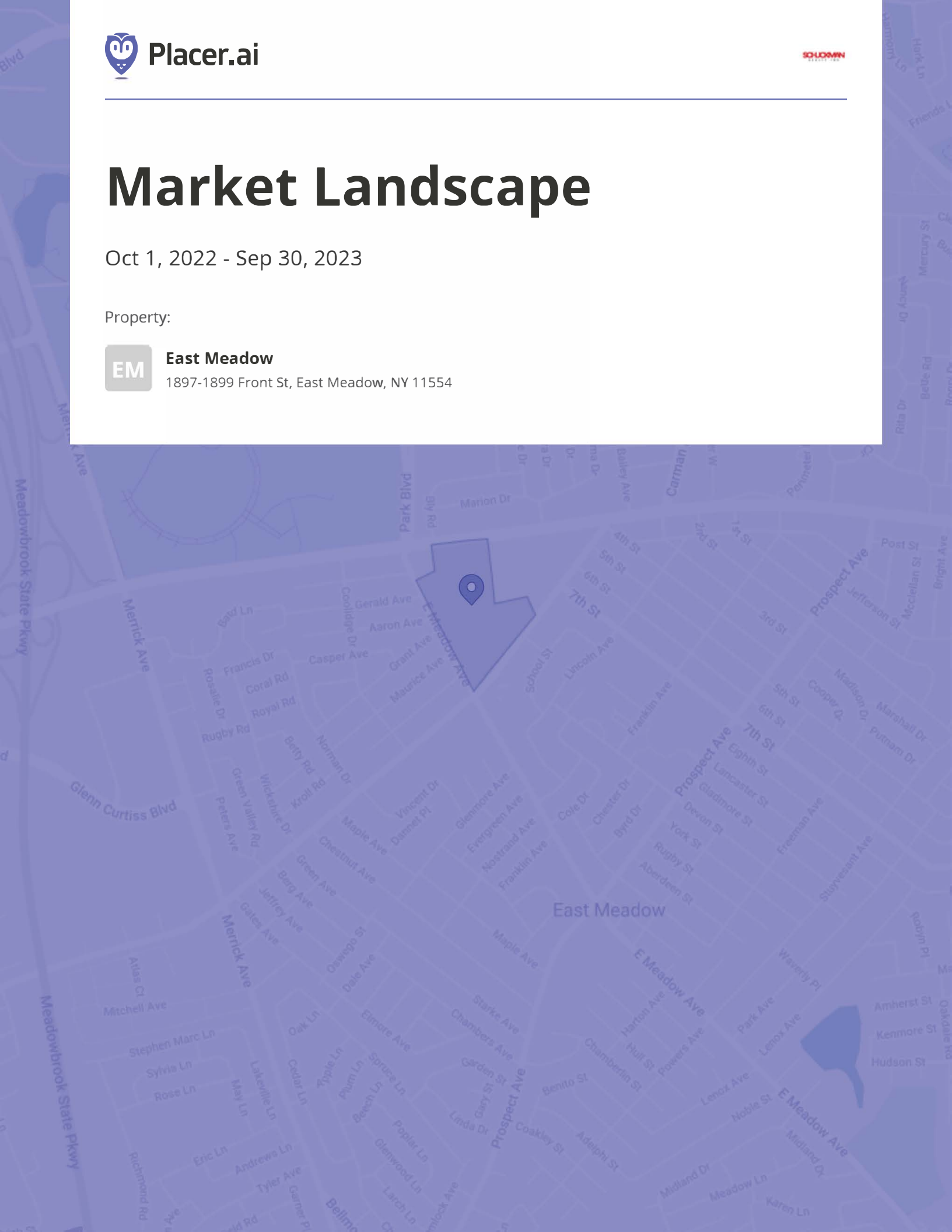
Oct 1, 2022 - Sep 30, 2023

Property:

EM

East Meadow

1897-1899 Front St, East Meadow, NY 11554

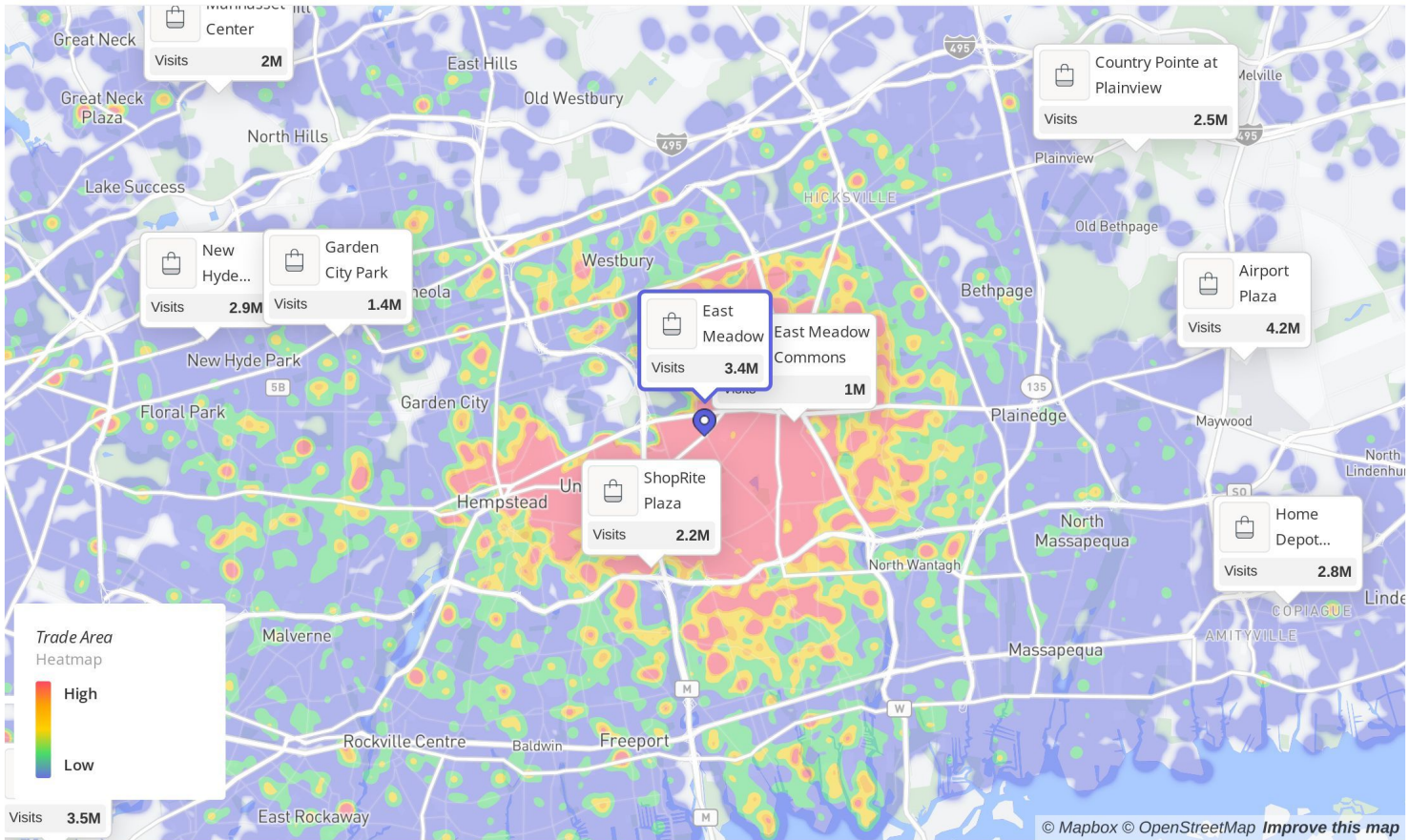


Market Landscape

Oct 1, 2022 - Sep 30, 2023

SOLUWIN

Market Landscape



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Oct 1st, 2022 - Sep 30th, 2023
Data provided by Placer Labs Inc. (www.placer.ai)

Placer.ai

Audience Profile

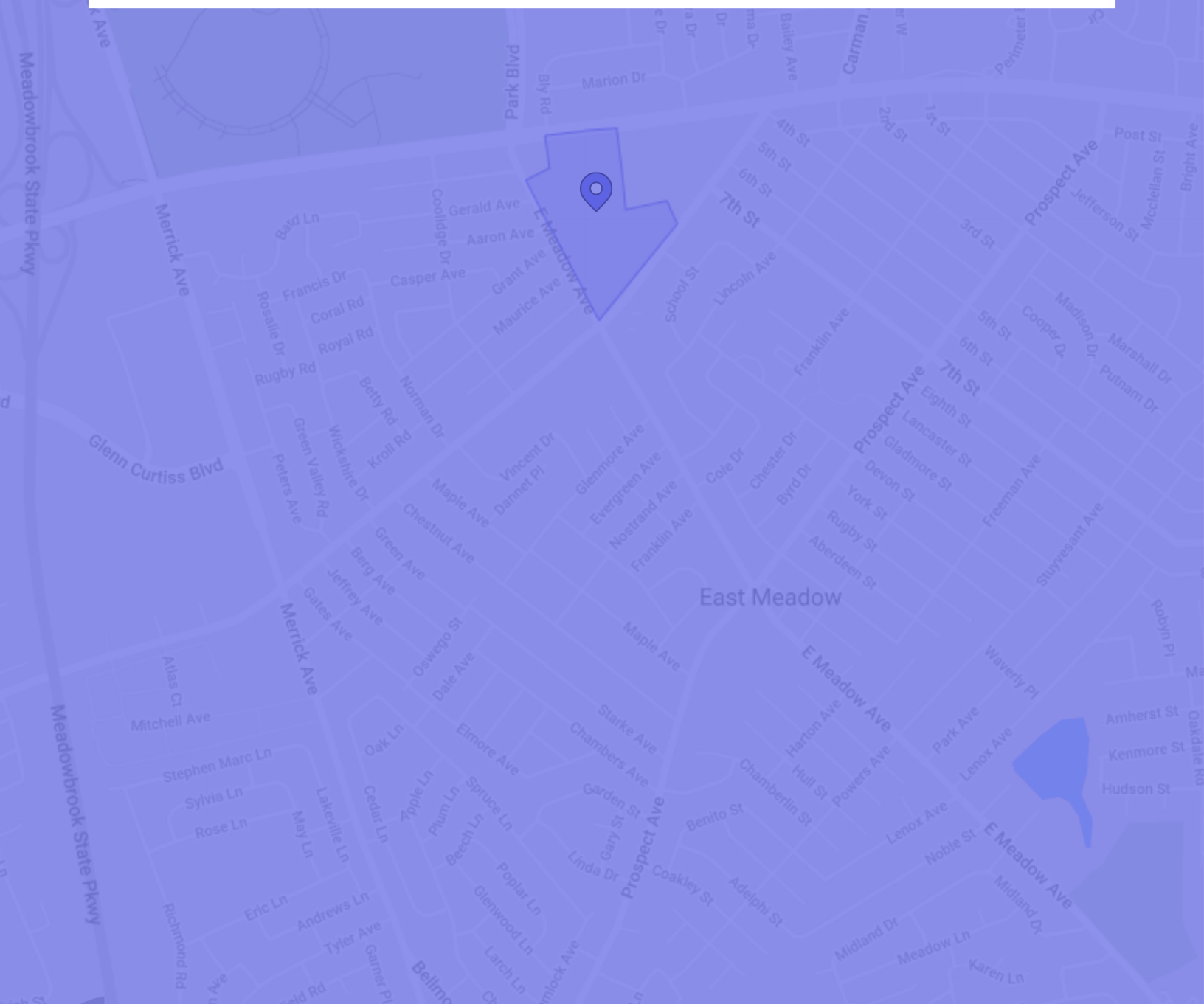
Oct 1, 2022 - Sep 30, 2023

Property:

EM

East Meadow

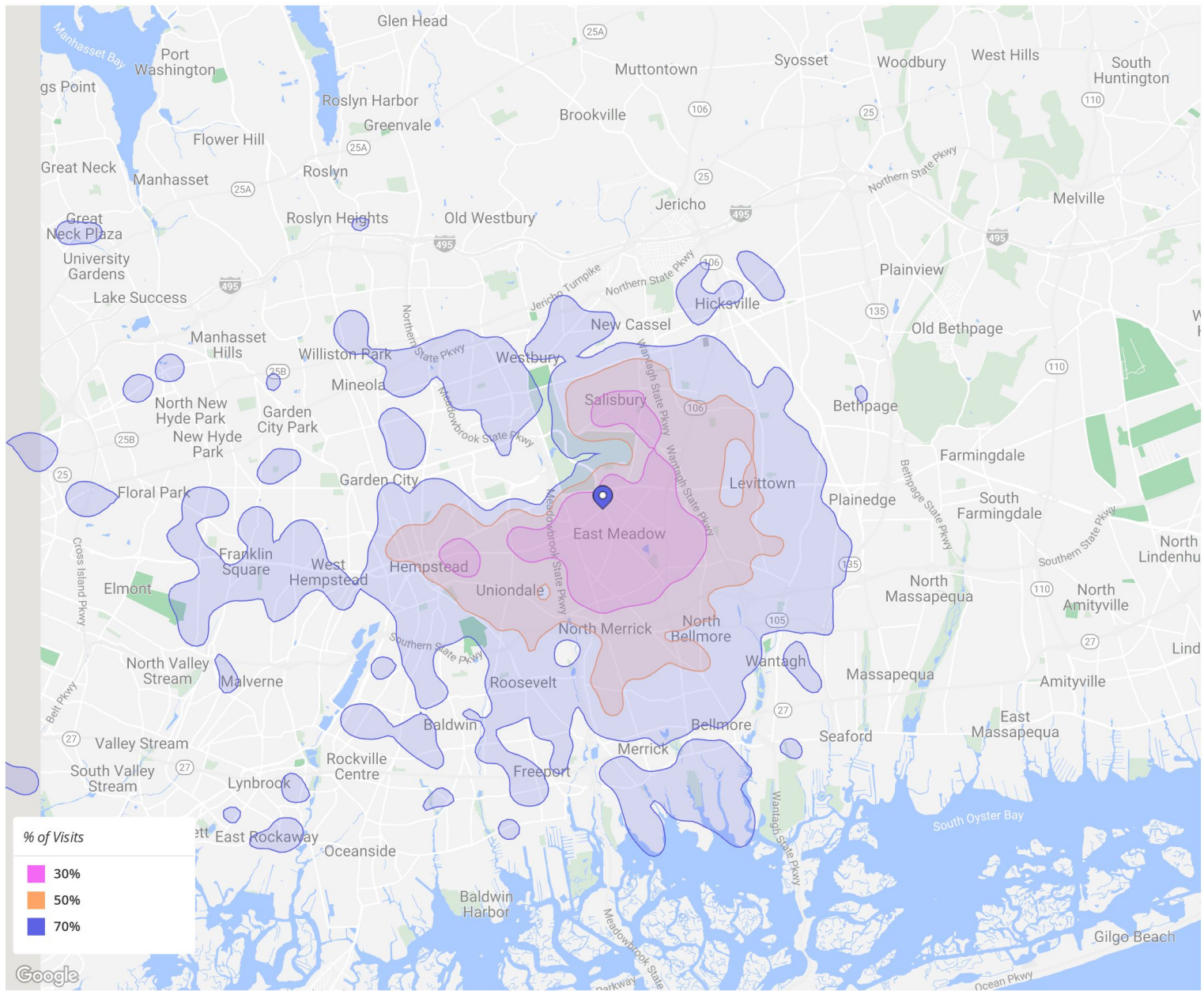
1897-1899 Front St, East Meadow, NY 11554



Audience Profile

Oct 1, 2022 - Sep 30, 2023

East Meadow / 1897-1899 Front St, East Meadow, NY 11554



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Audience Profile

Oct 1, 2022 - Sep 30, 2023

East Meadow

1897-1899 Front St, East Meadow, NY 11554

Benchmark: Nationwide



Overview			
Population	52,549	156,770	605,990
Pop density (per sq mile)	9,026	8,349	9,686
Area (based on blockgroups) sq mi	5.82	18.78	62.56

Households			
Households	16,612	47,223	200,793
Family Households	13,202 (79.5%) 121	37,628 (79.7%) 122	145,480 (72.5%) 111
Non-Family Households	3,410 (20.5%) 60	9,595 (20.3%) 59	55,313 (27.5%) 8
Persons per Household	3.16 118	3.32 123	3.02 112

Gender			
Male	24,700 (47%) 95	75,449 (48.1%) 98	293,159 (48.4%) 98
Female	27,849 (53%) 104	81,321 (51.9%) 102	312,831 (51.6%) 102

Age			
Median Age	38.54 103	37.81 101	38.86 104
0-4	3,660 (7%) 114	10,151 (6.5%) 106	36,216 (6%) 98
5-14	6,589 (12.5%) 99	20,101 (12.8%) 101	69,493 (11.5%) 91

Calculated using Weighted Centroid from Block Groups | DataSet: Census 2019 (ACS)

Audience Profile

Oct 1, 2022 - Sep 30, 2023

SOLUWIN

East Meadow

1897-1899 Front St, East Meadow, NY 11554

Benchmark: Nationwide

	30 % of Visits			50 % of Visits			70 % of Visits		
15-17	1,730	(3.3%)	85	5,666	(3.6%)	93	21,341	(3.5%)	91
18-21	2,674	(5.1%)	94	8,531	(5.4%)	100	28,977	(4.8%)	88
22-24	2,024	(3.9%)	96	6,766	(4.3%)	108	24,147	(4%)	100
25-29	3,582	(6.8%)	96	10,087	(6.4%)	91	42,463	(7%)	99
30-34	3,168	(6%)	89	9,993	(6.4%)	94	42,556	(7%)	104
35-39	3,220	(6.1%)	94	10,090	(6.4%)	99	39,128	(6.5%)	99
40-44	3,370	(6.4%)	105	10,507	(6.7%)	109	39,187	(6.5%)	105
45-49	2,997	(5.7%)	89	9,568	(6.1%)	96	40,546	(6.7%)	105
50-54	3,119	(5.9%)	90	10,886	(6.9%)	106	42,121	(7%)	106
55-59	3,515	(6.7%)	100	10,758	(6.9%)	103	44,194	(7.3%)	109
60-64	3,708	(7.1%)	114	10,009	(6.4%)	103	39,926	(6.6%)	106
65-69	2,622	(5%)	96	7,639	(4.9%)	94	30,822	(5.1%)	98
70-74	1,801	(3.4%)	88	5,541	(3.5%)	90	22,161	(3.7%)	93
75-79	1,763	(3.4%)	122	3,700	(2.4%)	86	15,675	(2.6%)	94
80-84	1,174	(2.2%)	120	2,785	(1.8%)	95	12,548	(2.1%)	111
85+	1,833	(3.5%)	181	3,992	(2.5%)	132	14,489	(2.4%)	124

Calculated using Weighted Centroid from Block Groups | DataSet: Census 2019 (ACS)



Audience Profile

Oct 1, 2022 - Sep 30, 2023

East Meadow

1897-1899 Front St, East Meadow, NY 11554

Benchmark: Nationwide

	30 % of Visits			50 % of Visits			70 % of Visits		
Age - Male									
Median Age	38		<						

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Audience Profile

Oct 1, 2022 - Sep 30, 2023

SOLUWIN

East Meadow

1897-1899 Front St, East Meadow, NY 11554

Benchmark: Nationwide

	30 % of Visits			50 % of Visits			70 % of Visits		
70-74	786	(3.2%)	87	2,397	(3.2%)	87	9,549	(3.3%)	89
75-79	712	(2.9%)	116	1,435	(1.9%)	76	6,439	(2.2%)	88
80-84	467	(1.9%)	119	1,022	(1.4%)	85	4,868	(1.7%)	105
85+	662	(2.7%)	195	1,294	(1.7%)	125	4,760	(1.6%)	118

Age - Female

Median Age	40.07		104	38.78		101	41.17		107
0-4	1,887	(6.8%)	116	5,081	(6.2%)	107	17,244	(5.5%)	94
5-14	3,857	(13.8%)	114	10,626	(13.1%)	107	34,628	(11.1%)	91
15-17	949	(3.4%)	91	2,680	(3.3%)	88	10,412	(3.3%)	89
18-21	1,147	(4.1%)	75	4,092	(5%)	96	14,353	(4.6%)	88
22-24	1,034	(3.7%)	97	3,396	(4.2%)	109	12,052	(3.9%)	100
25-29	1,802	(6.5%)	94	5,038	(6.2%)	90	21,019	(6.7%)	98
30-34	1,595	(5.7%)	87	5,069	(6.2%)	94	21,045	(6.7%)	102
35-39	1,628	(5.8%)	91	4,953	(6.1%)	95	19,846	(6.3%)	99
40-44	1,547	(5.6%)	92	4,908	(6%)	99	19,818	(6.3%)	104
45-49	1,610	(5.8%)	91	4,938	(6.1%)	96	20,427	(6.5%)	103

Calculated using Weighted Centroid from Block Groups | DataSet: Census 2019 (ACS)



Audience Profile

Oct 1, 2022 - Sep 30, 2023

East Meadow

1897-1899 Front St, East Meadow, NY 11554

Benchmark: Nationwide

	30 % of Visits			50 % of Visits			70 % of Visits		
50-54	1,671	(6%)	91	5,576	(6.9%)	104	22,302	(7.1%)	108
55-59	1,778	(6.4%)	94	5,733	(7%)	104	23,022	(7.4%)	109
60-64	2,143	(7.7%)	121	5,388	(6.6%)	104	20,869	(6.7%)	105
65-69	1,257	(4.5%)	84	3,973	(4.9%)	91	16,537	(5.3%)	98
70-74	1,015	(3.6%)	88	3,144	(3.9%)	93	12,612	(4%)	97
75-79	1,051	(3.8%)	126	2,265	(2.8%)	93	9,236	(3%)	99
80-84	707	(2.5%)	119	1,763	(2.2%)	101	7,680	(2.5%)	115
85+	1,171	(4.2%)	170	2,698	(3.3%)	134	9,729	(3.1%)	126

Population by Generation

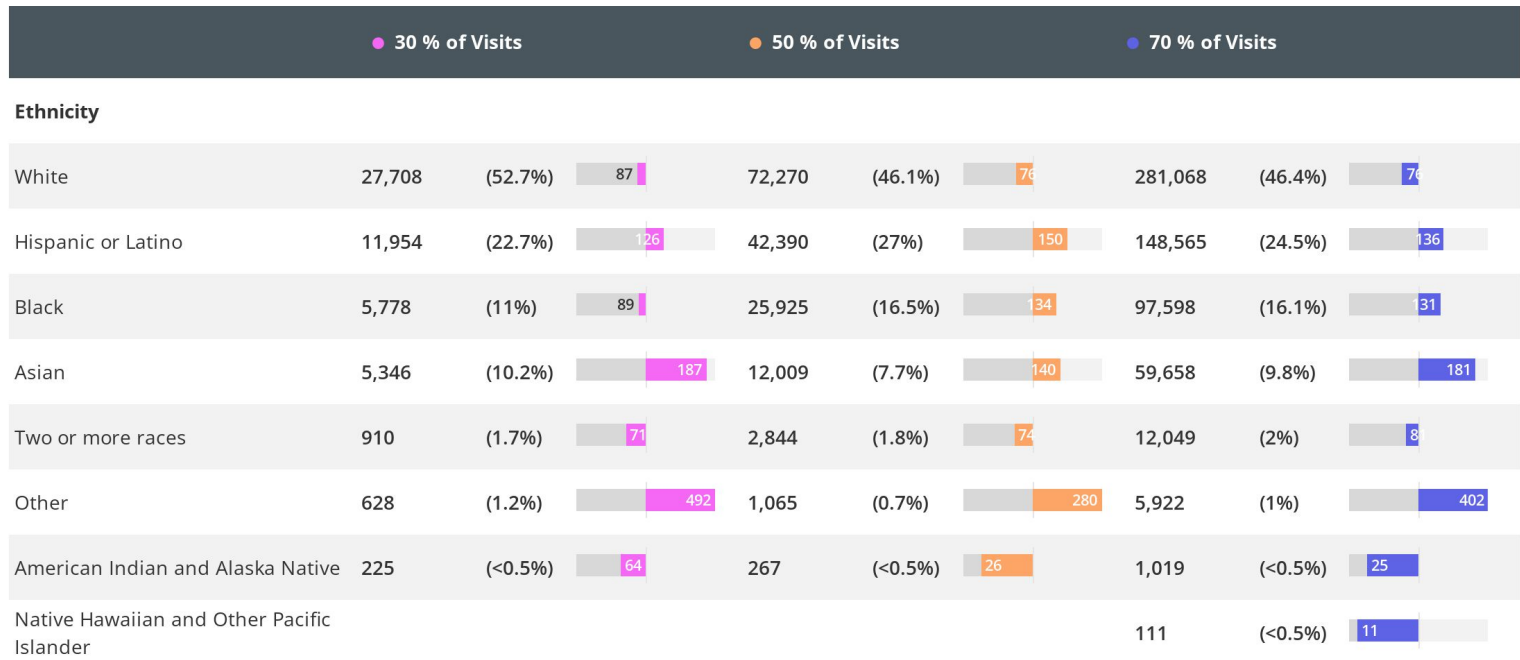
Gen Alpha	10,249	(19.5%)	104	30,252	(19.3%)	103	105,709	(17.4%)	93
Gen Z	6,428	(12.2%)	92	20,963	(13.4%)	100	74,465	(12.3%)	92
Millennials	9,970	(19%)	93	30,170	(19.2%)	95	124,147	(20.5%)	101
Gen X	9,486	(18.1%)	95	30,961	(19.7%)	103	121,854	(20.1%)	105
Baby Boomers	11,646	(22.2%)	101	33,947	(21.7%)	99	137,103	(22.6%)	103
Silent & Greatest	4,770	(9.1%)	139	10,477	(6.7%)	102	42,712	(7%)	108

Calculated using Weighted Centroid from Block Groups | DataSet: Census 2019 (ACS)

East Meadow

1897-1899 Front St, East Meadow, NY 11554

Benchmark: Nationwide



Calculated using Weighted Centroid from Block Groups | DataSet: Census 2019 (ACS)

East Meadow

1897-1899 Front St, East Meadow, NY 11554

Benchmark: Nationwide

	30 % of Visits			50 % of Visits			70 % of Visits		
Hispanic or Latino									
Other	6,191	(51.8%)	198	19,218	(45.3%)	174	66,543	(44.8%)	172
White	4,581	(38.3%)	59	18,343	(43.3%)	66	60,584	(40.8%)	62
Two or more races	937	(7.8%)	162	2,940	(6.9%)	144	13,690	(9.2%)	191
Black	131	(1.1%)	51	1,117	(2.6%)	123	5,483	(3.7%)	172
Asian	114	(1%)	259	179	(<0.5%)	115	529	(<0.5%)	97
Native Hawaiian and Other Pacific Islander							141	(<0.5%)	94
American Indian and Alaska Native				593	(1.4%)	139	1,595	(1.1%)	106
Household Income									
Household Average Income	\$120,937.51		136	\$119,776.52		135	\$119,147.98		134
Average Income per Person	\$39,288.9		115	\$37,219.3		109	\$40,714.52		119
Household Median Income	\$102,361.25		162	\$100,742.83		160	\$94,853.93		150
<\$10K	509	(3.1%)	51	1,790	(3.8%)	63	8,465	(4.2%)	70
\$10K - \$15K	300	(1.8%)	42	998	(2.1%)	49	5,530	(2.8%)	64
\$15K - \$20K	508	(3.1%)	70	1,375	(2.9%)	66	6,115	(3%)	69
\$20K - \$25K	400	(2.4%)	53	1,355	(2.9%)	63	6,399	(3.2%)	70

Calculated using Weighted Centroid from Block Groups | DataSet: Census 2019 (ACS)

Oct 1, 2022 - Sep 30, 2023

1897-1899 Front St. East Meadow, NY 11554

Benchmark: Nationwide

	30 % of Visits			50 % of Visits			70 % of Visits		
\$25K - \$30K	591	(3.6%)	8	1,391	(2.9%)	67	5,458	(2.7%)	62
\$30K - \$35K	414	(2.5%)	55	1,293	(2.7%)	60	6,101	(3%)	67
\$35K - \$40K	473	(2.8%)	68	1,096	(2.3%)	55	5,131	(2.6%)	61
\$40K - \$45K	433	(2.6%)	62	1,215	(2.6%)	61	5,281	(2.6%)	63
\$45K - \$50K	386	(2.3%)	60	1,224	(2.6%)	67	4,800	(2.4%)	62
\$50K - \$60K	929	(5.6%)	74	2,692	(5.7%)	76	10,999	(5.5%)	73
\$60K - \$75K	1,475	(8.9%)	92	3,462	(7.3%)	76	15,988	(8%)	8
\$75K - \$100K	1,694	(10.2%)	86	5,567	(11.8%)	93	25,347	(12.6%)	99
\$100K - \$125K	2,054	(12.4%)	136	5,166	(10.9%)	120	20,911	(10.4%)	114
\$125K - \$150K	1,571	(9.5%)	157	4,852	(10.3%)	171	17,955	(8.9%)	149
\$150K - \$200K	2,171	(13.1%)	193	6,541	(13.9%)	205	25,677	(12.8%)	189
>\$200K	2,704	(16.3%)	212	7,206	(15.3%)	199	30,636	(15.3%)	199

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Audience Profile

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East Meadow

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Benchmark: Nationwide

30 % of Visits

50 % of Visits

70 % of Visits

Family Size

2 Persons	4,080	(30.9%)	71	11,035	(29.3%)	67	47,400	(32.6%)	75
3 Persons	3,358	(25.4%)	113	8,657	(23%)	102	35,310	(24.3%)	107
4 Persons	2,874	(21.8%)	113	9,180	(24.4%)	127	32,947	(22.6%)	118
5 Persons	1,847	(14%)	156	5,218	(13.9%)	154	17,550	(12.1%)	134
6 Persons	612	(4.6%)	134	1,860	(4.9%)	143	6,480	(4.5%)	129
7+ Persons	431	(3.3%)	151	1,678	(4.5%)	206	5,793	(4%)	184

Education

Elementary	3,902	(10.9%)	91	14,982	(14.2%)	118	55,855	(13.1%)	110
High School Graduate	9,828	(27.4%)	102	28,567	(27.1%)	100	107,296	(25.2%)	93
College / Associate Degree	8,847	(24.7%)	85	26,071	(24.7%)	85	101,087	(23.7%)	82
Bachelor Degree	7,654	(21.3%)	108	21,258	(20.1%)	102	92,122	(21.6%)	109
Advanced Degree	5,641	(15.7%)	127	14,677	(13.9%)	112	69,456	(16.3%)	132

Labor Force

Employed	25,495	(95.7%)	101	78,144	(96%)	101	312,235	(95.7%)	101
Unemployed	1,143	(4.3%)	8	3,257	(4%)	75	14,001	(4.3%)	8

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	30 % of Visits			50 % of Visits			70 % of Visits		
Marital Status									
Married	22,285	(52.7%)	105	63,815	(50.4%)	101	254,471	(50.9%)	102
Never Married	13,891	(32.8%)	98	46,950	(37.1%)	111	177,505	(35.5%)	106
Widowed	3,080	(7.3%)	126	7,467	(5.9%)	102	30,828	(6.2%)	106
Divorced	3,044	(7.2%)	66	8,286	(6.5%)	60	37,477	(7.5%)	69
Family Households									
Married-couple Family	10,035	(76%)	103	27,474	(73%)	99	105,397	(72.4%)	98
Female Householder	2,154	(16.3%)	86	7,447	(19.8%)	104	29,230	(20.1%)	106
Male Householder	1,013	(7.7%)	103	2,707	(7.2%)	96	10,853	(7.5%)	100

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Audience Profile

Oct 1, 2022 - Sep 30, 2023

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East Meadow

1897-1899 Front St, East Meadow, NY 11554

Benchmark: Nationwide

30 % of Visits

50 % of Visits

70 % of Visits

Transport to Work

Drove alone	18,120	(71.9%)	94	53,976	(70%)	92	183,275	(59.8%)	71
Public transportation	3,144	(12.5%)	249	11,439	(14.8%)	296	77,340	(25.2%)	504
Carpooled	2,536	(10.1%)	112	7,303	(9.5%)	105	22,565	(7.4%)	82
Worked from home	749	(3%)	57	2,028	(2.6%)	51	10,571	(3.4%)	67
Walked	526	(2.1%)	74	1,673	(2.2%)	8	9,541	(3.1%)	117
Bicycle	57	(<0.5%)	41	165	(<0.5%)	39	839	(<0.5%)	50
Taxicab	45	(<0.5%)	95	187	(<0.5%)	129	1,021	(<0.5%)	178
Other	34	(<0.5%)	15	322	(<0.5%)	45	1,329	(<0.5%)	47
Motorcycle				39	(<0.5%)	32	166	(<0.5%)	34

Travel Time to Work

Median travel time to work	29		127	30		133	32		143
Less than 10 minutes	1,412	(5.8%)	47	4,092	(5.4%)	44	16,730	(5.7%)	46
10-15 minutes	2,710	(11.1%)	84	7,644	(10.2%)	7	26,181	(8.8%)	67
15-20 minutes	3,594	(14.7%)	97	10,768	(14.3%)	95	31,913	(10.8%)	71
20-25 minutes	3,202	(13.1%)	91	10,310	(13.7%)	96	34,276	(11.6%)	8

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	30 % of Visits			50 % of Visits			70 % of Visits		
25-30 minutes	1,409	(5.8%)	89	4,304	(5.7%)	89	14,135	(4.8%)	74
30-35 minutes	3,149	(12.9%)	93	11,652	(15.5%)	113	44,437	(15%)	109
35-45 minutes	2,018	(8.2%)	117	5,955	(7.9%)	112	25,569	(8.6%)	122
45-60 minutes	1,922	(7.9%)	94	5,850	(7.8%)	93	33,398	(11.3%)	135
60 or more minutes	5,046	(20.6%)	221	14,529	(19.3%)	207	69,437	(23.5%)	251

Housing Units

Occupied	16,612	(96.2%)	110	47,223	(96%)	109	200,793	(94.5%)	108
Vacant	650	(3.8%)	31	1,977	(4%)	33	11,624	(5.5%)	45

Occupied Housing Units

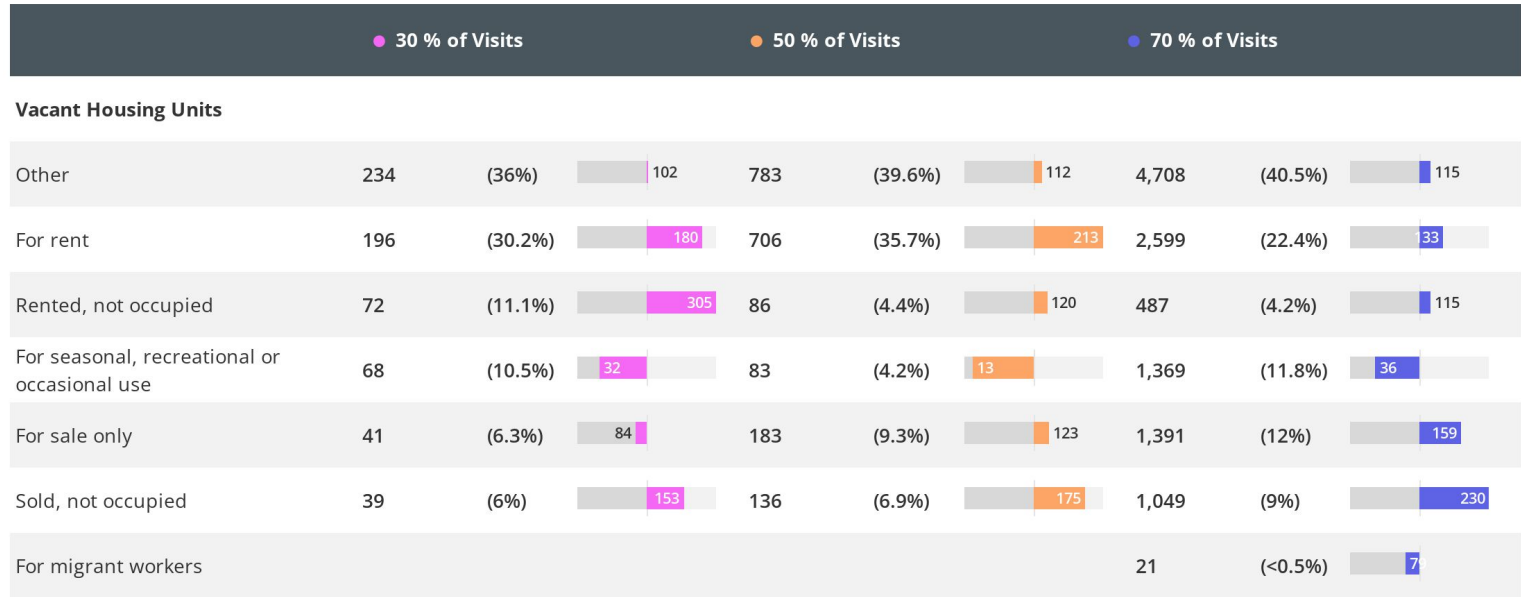
Owner occupied	13,418	(80.8%)	126	36,359	(77%)	120	135,123	(67.3%)	105
Renter occupied	3,194	(19.2%)	53	10,864	(23%)	64	65,670	(32.7%)	91

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Benchmark: Nationwide

30 % of Visits

50 % of Visits

70 % of Visits

Value of Owner-Occupied Housing Units

Median house value	\$446,333.01		205	\$425,788.55		196	\$444,654.42		204
<\$100K	184	(1.4%)	7	536	(1.5%)	8	2,866	(2.1%)	11
\$100K - \$200K	363	(2.7%)	10	1,011	(2.8%)	10	4,866	(3.6%)	13
\$200K - \$300K	1,021	(7.6%)	39	3,556	(9.8%)	50	13,924	(10.3%)	53
\$300K - \$400K	2,879	(21.5%)	175	10,036	(27.6%)	226	30,780	(22.8%)	186
\$400K - \$500K	4,882	(36.4%)	511	11,790	(32.4%)	456	33,872	(25.1%)	352
\$500K - \$1000K	3,938	(29.3%)	257	9,081	(25%)	219	45,041	(33.3%)	292
>\$1000K	151	(1.1%)	33	349	(1%)	28	3,774	(2.8%)	83

Types of Housing Units Structure

Single Unit	14,306	(82.9%)	123	38,661	(78.6%)	117	128,702	(60.6%)	90
Multi-unit	2,905	(16.8%)	64	10,425	(21.2%)	8	83,424	(39.3%)	149
Mobile home	38	(<0.5%)	4	101	(<0.5%)	3	278	(<0.5%)	2
Boat, RV, van, etc.	13	(<0.5%)	8	13	(<0.5%)	29	13	(<0.5%)	7

Health Insurance

Employer based health insurance only	28,550	(54.9%)	118	82,079	(53.2%)	114	326,202	(54.2%)	116
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East Meadow

1897-1899 Front St, East Meadow, NY 11554

Benchmark: Nationwide

	30 % of Visits			50 % of Visits			70 % of Visits		
Medicaid/means-tested public coverage only	4,935	(9.5%)	63	18,768	(12.2%)	8	77,488	(12.9%)	86
No health insurance coverage	3,630	(7%)	7	10,850	(7%)	8	37,244	(6.2%)	70
Other coverage combinations	3,045	(5.9%)	104	9,663	(6.3%)	112	28,804	(4.8%)	85
Employer based and medicare coverage	3,037	(5.8%)	189	7,457	(4.8%)	156	27,533	(4.6%)	148
Direct purchase health insurance only	2,960	(5.7%)	86	9,910	(6.4%)	97	39,684	(6.6%)	100
Medicare coverage only	2,615	(5%)	96	6,731	(4.4%)	84	27,148	(4.5%)	86
With direct purchase and medicare coverage	1,493	(2.9%)	91	3,731	(2.4%)	76	14,083	(2.3%)	74
Medicare and medicaid/means-tested public coverage	808	(1.6%)	69	2,461	(1.6%)	71	15,313	(2.5%)	113
Employer based and direct purchase coverage	413	(0.8%)	59	1,684	(1.1%)	8	6,645	(1.1%)	8
TRICARE/military health coverage only	387	(0.7%)	75	474	(<0.5%)	31	768	(<0.5%)	13
Other private only combinations	62	(<0.5%)	30	129	(<0.5%)	21	279	(<0.5%)	12
Other public only combinations	40	(<0.5%)	16	170	(<0.5%)	23	662	(<0.5%)	23
VA Health Care only	17	(<0.5%)	12	33	(<0.5%)	8	155	(<0.5%)	9

SNAP Households

Non-snap Households	15,709	(94.6%)	107	43,590	(92.3%)	105	184,038	(91.7%)	104
Snap Households	903	(5.4%)	46	3,633	(7.7%)	66	16,755	(8.3%)	71

Calculated using Weighted Centroid from Block Groups | DataSet: Census 2019 (ACS)



Metrics

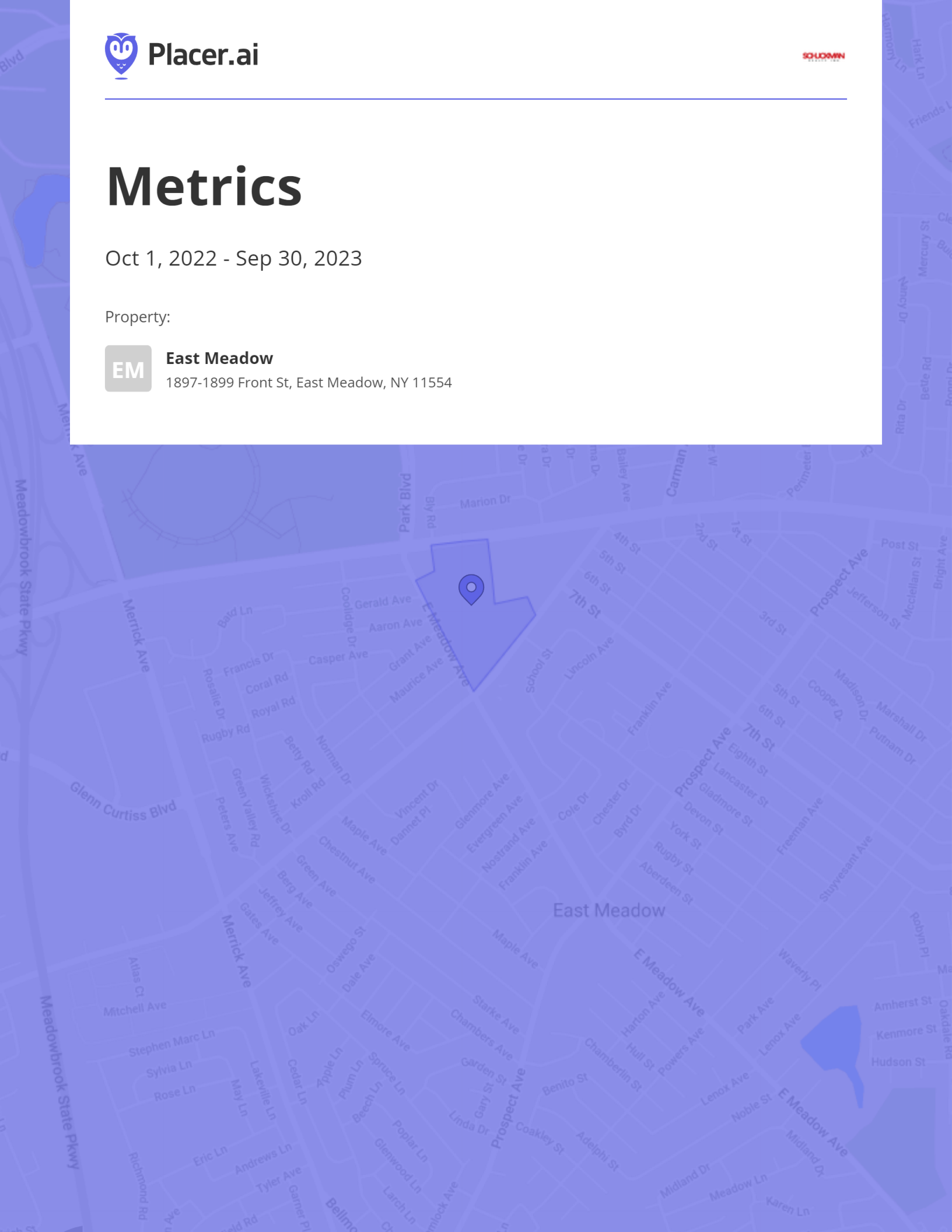
Oct 1, 2022 - Sep 30, 2023

Property:

EM

East Meadow

1897-1899 Front St, East Meadow, NY 11554



Metrics

● East Meadow
1897-1899 Front St, East Meadow, NY 11554

Visits	3.4M	Avg. Dwell Time	46 min
Visits / sq ft	N/A	Panel Visits	109.6K
Size - sq ft	N/A (GLA)	Visits YoY	+5.3%
Visitors	643.7K	Visits Yo2Y	+4.2%
Visit Frequency	5.35	Visits Yo3Y	+27.5%

Oct 1st, 2022 - Sep 30th, 2023
Data provided by Placer Labs Inc. (www.placer.ai)





Tenants Overview

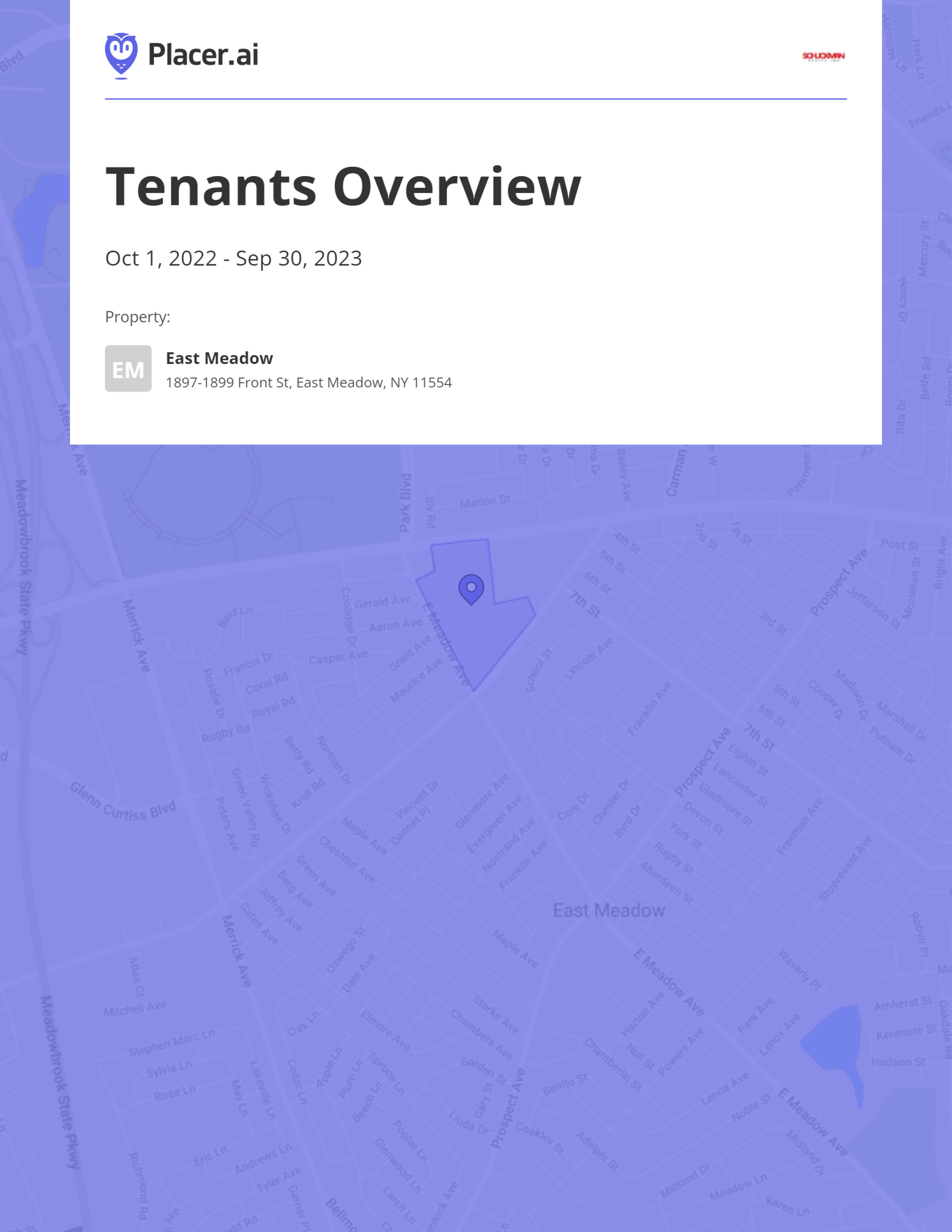
Oct 1, 2022 - Sep 30, 2023

Property:

EM

East Meadow

1897-1899 Front St, East Meadow, NY 11554



Oct 1, 2022 - Sep 30, 2023

East Meadow

1897-1899 Front St. East Meadow, NY 11554

	Stew Leonard's Groceries 1897 Front St, East Meadow, 11554, NY	1.5M (+1%)	2/3 66%	2/3 66%
	Lidl Groceries 1980 Hempstead Tpke, East Meadow, 11554, NY	870.9K (+5%)	1/22 (+1) 100%	2/22 (+1) 95%
	Marshalls Department Stores 1989 Front St, E. Meadow, 11554, NY	569.7K (+8%)	22/50 57%	32/50 (-3) 38%
	Rite Aid Drugstores & Pharmacies 1910 Hempstead Turnpike, East Meadow, 11554, NY	129K (-3%)	40/200 (+13) 80%	24/200 (+8) 88%
	Taco King Restaurants 1971 Front St, East Meadow, 11554, NY	68.9K (+1%)	2/4 75%	2/4 75%
	Beach Bum Tanning Beauty & Spa 1924 Hempstead Tpke, East Meadow, 11554-1712, NY	52.7K (+13%)	7/17 64%	13/17 (-2) 29%
	The UPS Store Shipping & Storage 1936 Hempstead Turnpike, East Meadow, 11554, NY	6.6K (-43%)	103/106 (-35) 3%	106/106 (-19) 0%

All | Compared to: Oct 1st, 2021 - Sep 30th, 2022 | Oct 1st, 2022 - Sep 30th, 2023
Data provided by Placer Labs Inc. (www.placer.ai)

