



Westbury Plaza

LEASING OPPORTUNITIES

1220-1250 OLD COUNTRY ROAD | WESTBURY, NY 11590



Regency
Centers.

This is how we mix it up.

An inspired selection of quality and value for a deserving market.

Our Fresh Look philosophy combines unique placemaking designs with the right merchandising mix. Curated to the community, our Westbury Plaza merchandisers include Total Wine and More, Marshalls, Olive Garden, Urban Plates, and Five Below — with many more retail, dining, and service selections coming soon.



Fresh Look® Philosophy

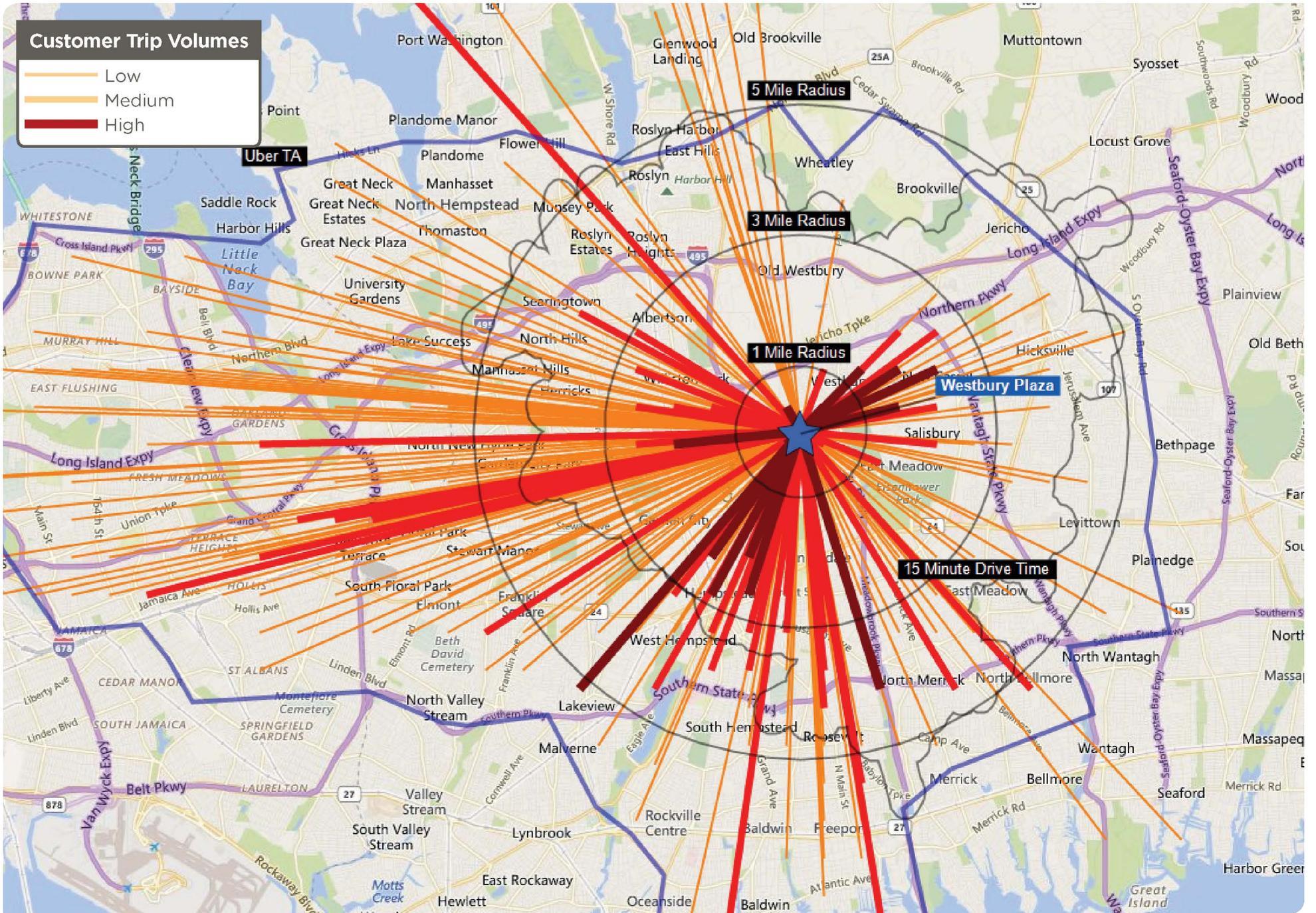
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Our Customers	5-Mile
Population	454,059
Daytime Population	611,581
Average HH Income	\$134,872
Vehicles Per Day	40,627

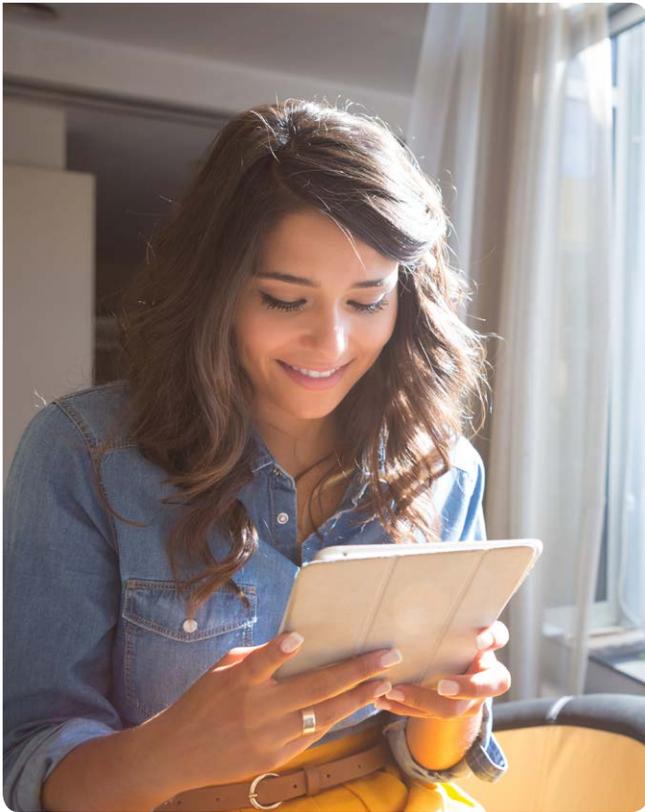
The Market

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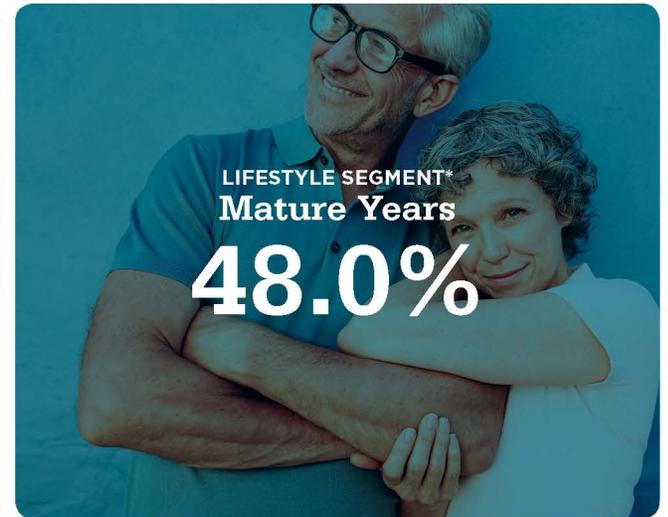


Primary Trade Area

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	3-Mile Radius	5-Mile Radius	15-Minute Drive	Uber Trade Area
 Population	164,208	454,836	344,305	1,469,677
 Total Daytime Population	278,327	617,773	492,637	1,540,859
 Average Household Income	\$117,990	\$128,504	\$130,078	\$104,740
 Current Est. Households	51,995	143,248	108,846	492,892
 Bachelor's Degree & Above	36.8%	39.8%	40.7%	36.5%



* Lifestyle demographics based on an Uber Trade Area. Source: Nielsen PRIZM Data

Demographic Snapshot

Lifestage Top Segment Detail

Uber Trade Area; 1,469,677 Households



Money & Brains

11.7% of Trade Area Population
MATURE YEARS SEGMENT



American Dreams

10.1% of Trade Area Population
FAMILY LIFE SEGMENT



The Cosmopolitans

9.5% of Trade Area Population
MATURE YEARS SEGMENT

The residents of Money & Brains seem to have it all: high incomes, advanced degrees, and sophisticated tastes to match their credentials.

- Wealthy Income
- Income Producing Assets: Elite
- Age Ranges: 45-64
- Homeowners
- Family Mix
- College: Bachelor's Degree or Higher
- Shop at Nordstrom
- Contribute to NPR
- Drives a Jaguar XJL

American Dreams is a living example of how ethnically diverse the nation has become: just under half the residents are Hispanic, Asian, or African-American.

- Upper Middle Income
- Income Producing Assets: Above Average
- Age Ranges: Under 55
- Homeowners
- Family Mix
- College: Bachelor's Degree or Higher
- Shop at Old Navy
- Watch TeleFutura
- Drives a Lexus IS

Educated, upper-midscale, and ethnically diverse, The Cosmopolitans have a vibrant social scene and love the nightlife and enjoy leisure-intensive lifestyles.

- Upper Middle Income
- Income Producing Assets: High
- Age Ranges: Over 55
- Homeowners
- Empty Nesters
- College: Bachelor's Degree or Higher
- Shop at Costco
- Watch BBC America
- Drives a Lexus LX

Consumer Spending is Above the National Average



Westbury Plaza's shoppers tend to spend more in these categories:



74%

Recreational Lessons
and Gym Memberships



54%

Sporting Goods
and Exercise Equipment



53%

Full Service Restaurants



42%

Quick Service Restaurants

* Consumer Spending Patterns based on a 1-mile radius. Source: TAS

Center Size: 394,451 SF

UNIT	AVAILABLE	SIZE
20U	AVAILABLE	13,063 SF.
21A	AVAILABLE	3,092 SF.

UNIT	UNDER CONTRACT	SIZE
007	UNDER CONTRACT	7,500 SF.
21	UNDER CONTRACT	2,110 SF.

UNIT	TENANT	SIZE
005	RUBY TUESDAY	5,470 SF.
010	OLIVE GARDEN	10,007 SF.
015	URBAN PLATES	5,000 SF.
030	COSTCO	148,295 SF.
035	MARSHALLS	45,826 SF.
040	TOTAL WINE AND MORE	43,000 SF.
050	WAL-MART	110,054 SF.
28	FIVE BELOW	8,534 SF.



Leasing Plan

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Center Photos

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About Regency

For more than 55 years, Regency Centers® has owned, operated and developed dominant retail centers that are exceptionally merchandised and maintained. Our legacy of success is evidenced by 422 thriving centers, 22 regional offices and properties in most major U.S. markets.

We focus on **Merchandising** in order to find the right mix of the best operators and unique retailers to increase consumer interest.

We considerately incorporate **Placemaking** to create a more inviting environment to increase dwell time, shopper experience, and attract new shoppers to the location.

Finally, we make sure we are **Connecting** the centers with our communities by utilizing technology, sustainability, and targeted consumer engagement.

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