

Demographics:	1 mile	3 miles	5 miles
Total Population	10,020	53,917	169,176
Total Households	3,497	18,764	57,241
Median Household Income	\$79,289	\$92,368	\$88,325
Average Household Income	\$97,044	\$112,152	\$104,391
Per Capita Income	\$34,364	\$39,366	\$35,594
White Population	91.33%	94.28%	88.50%
Black Population	1.31%	1.17%	3.77%
Hispanic or Latino Population	5.85%	5.00%	10.55%
Asian or Pacific Islander	4.38%	2.47%	2.77%
American Indian/Alaska Native	0.04%	0.06%	0.13%
Some Other Race Alone	1.08%	0.86%	2.81%
Two or More Races	1.87%	1.15%	2.01%



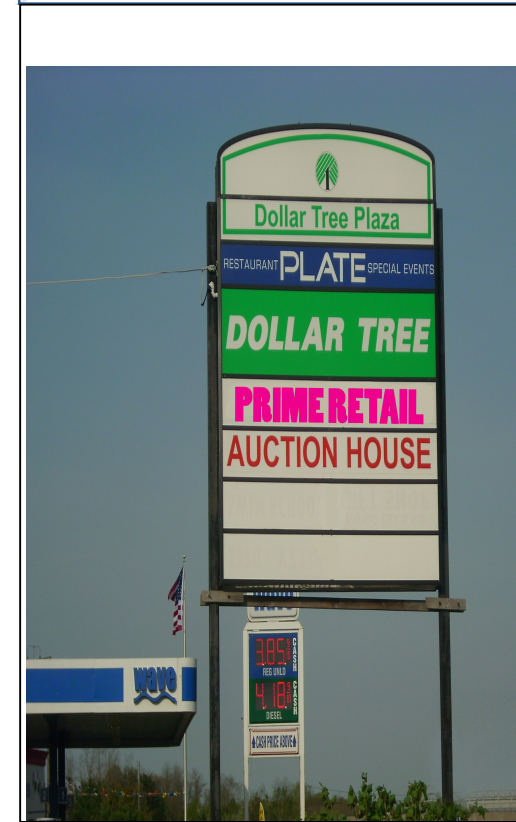
Malachite Group LTD
Real Estate Investment & Management

48 E Old Country Rd., Suite 203
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www.malachitegroup.com

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Dollar Tree Plaza

4760 Sunrise Highway, Bohemia, NY 11716
(Between Smithtown Avenue and Walnut Avenue)



Property Highlights:

- GLA: 28,100 Square Feet
- Parking: 180 Spaces
- Available:
 - 600 Square Feet
 - 6,500 Square Feet
 - 5,050 Square Feet
 - 3,200 Square Feet Endcap
- Prime Location at the corner Sunrise Highway and County Road 29. Between Smithtown Avenue & Locust Avenue
- Average income in 3 mile radius exceeds \$112,000



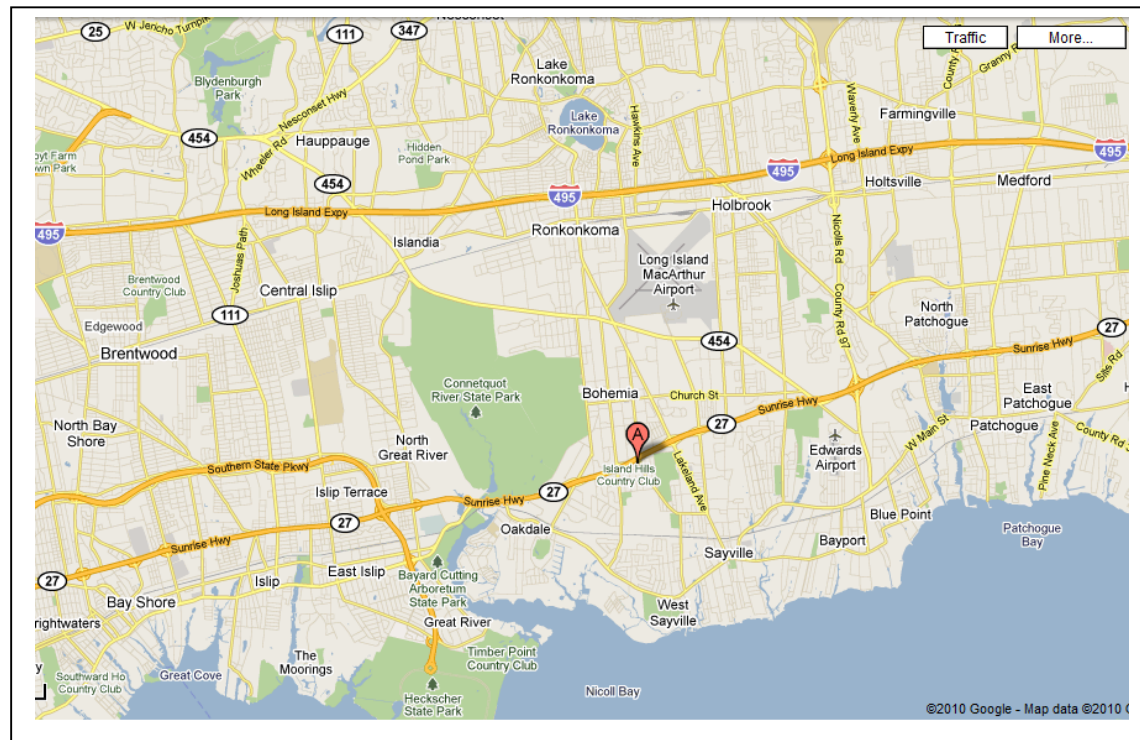
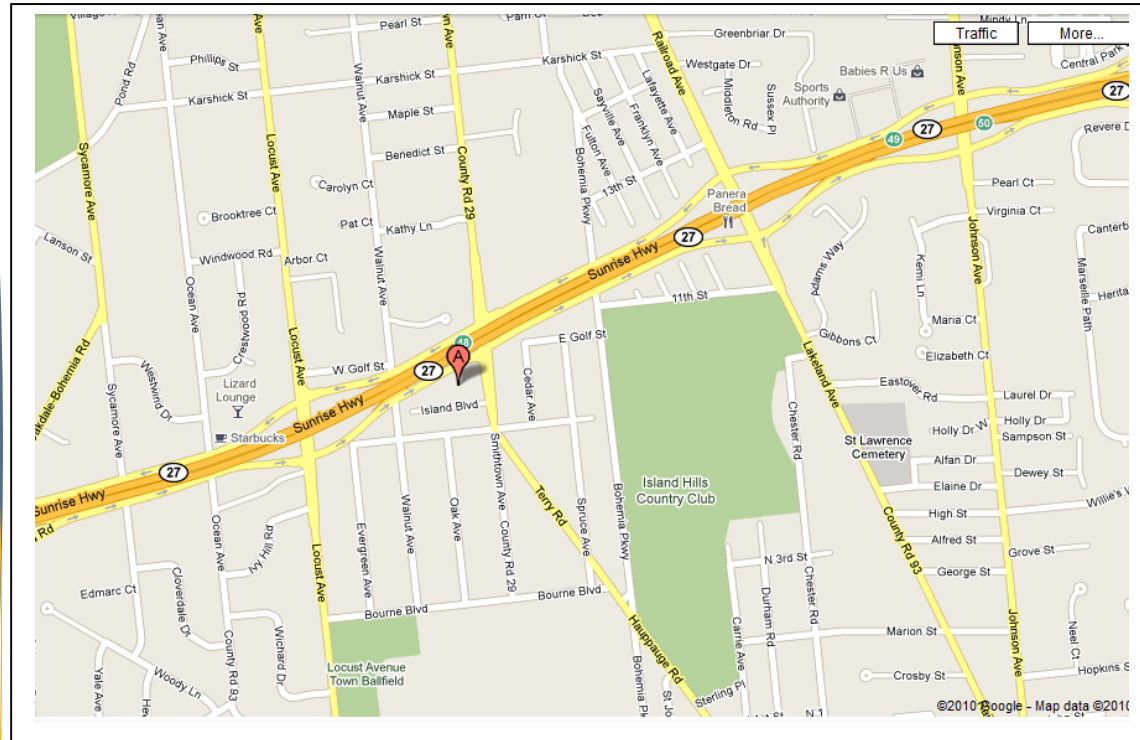
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*See important information on back.

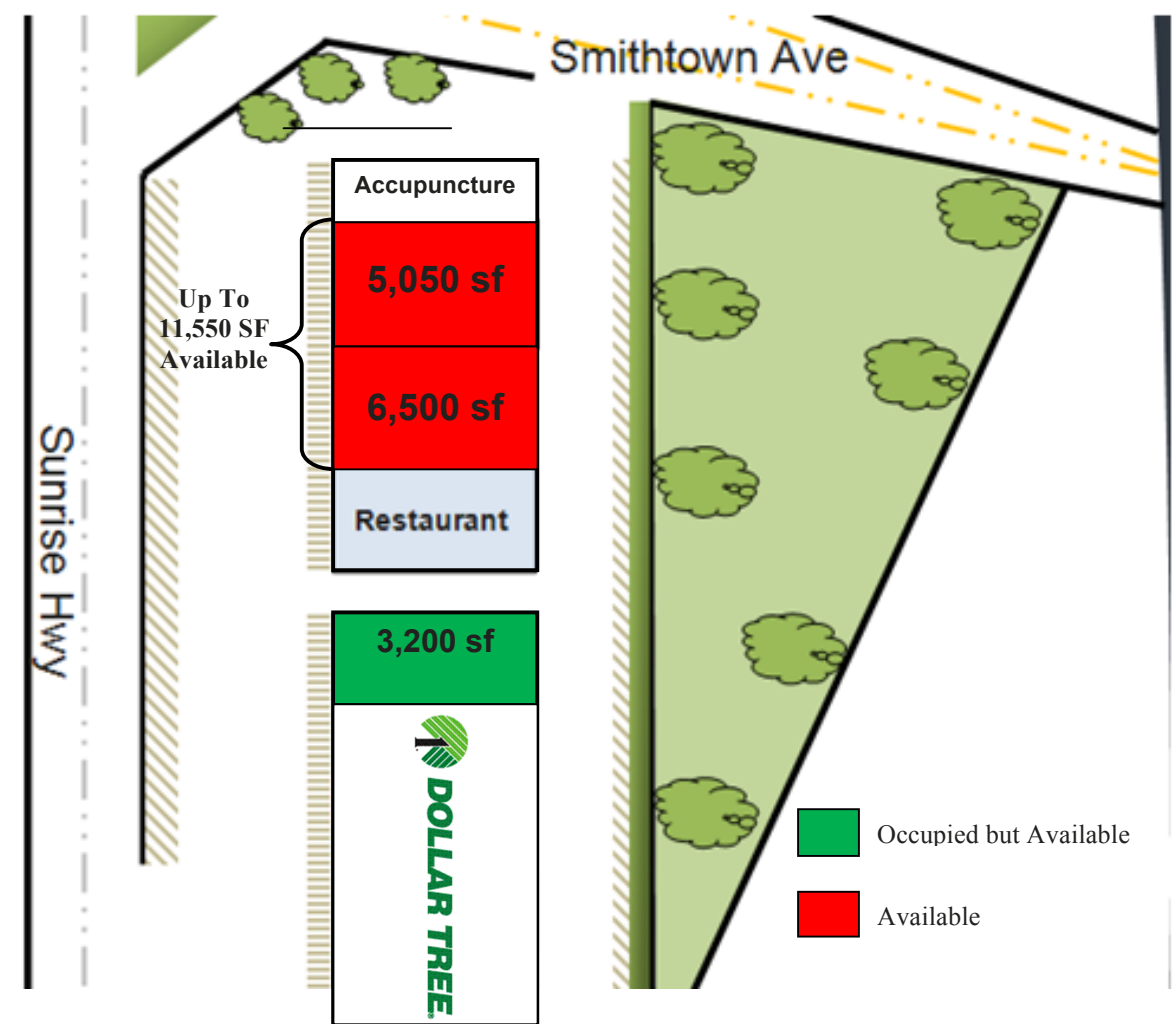
DOLLAR TREE PLAZA

maps



DOLLAR TREE PLAZA

site plan



Up to 11,000 SF Available