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# STATION YARDS



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# “AT STATION YARDS, THE BEST OF LONG ISLAND IS STEPS AWAY.”

70,000 square feet of brand-new retail space in a new mixed-use development that is steps away from the Ronkonkoma Long Island Rail Road, Long Island Expressway and Long Island MacArthur Airport.

Situated in the geographic center of Long Island, Station Yards represents a new standard in transit-oriented living; with equal parts walkability, wellness and connectivity. Experience the local neighborhood fabric or hop on the Long Island Rail Road and head west to the city, or east to the beach.



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### THE SQUARE

The central active hub for the project, and primary home for events and programming



### THE PASEO

Gateway and entrance to the project for both residents and commuters from the train station



### L Leases Out

#### Available Space

- 1 7,314 SF (Logical Divisions)
- 2 2,523 SF
- 3 1,381 SF
- 4 4,293 SF



### THE LOUNGE

An active and highly visible node adjacent to quick-service food and easily accessible to the train station



### THE GARDEN

An area of respite and calm within easy access of programmed areas for all to enjoy



**WELLBEING  
JUST A STOP AWAY**

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STATION YARDS  
STOREFRONT  
RENDERING



THE SQUARE -  
PAD SITE  
RESTAURANT  
3,700 SQUARE FEET



# MAKE STATION YARDS YOUR BUSINESS' NEXT DESTINATION

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**Key**

- Full Time rail station
- Accessible station
- Part Time rail station
- Major Transit Hub

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### Area Demographics



	Total Population	Median HH Income	Average HH Income
1 Mile	10,418	\$114,567	\$140,310
3 Miles	84,661	\$114,369	\$144,794
5 Miles	224,856	\$114,400	\$146,321

The center's population income is 25% above the immediate area's demographic figures.

## EASILY ACCESSIBLE LOCATION

The Ronkonkoma Long Island Rail Road line averages 17,000 riders per day making Ronkonkoma the busiest train station in Suffolk County and one of the busiest on Long Island. Long Island Rail Road riders have the option of the 65-minute express train from Ronkonkoma to Penn and Grand Central Stations. Riders will also have service available to the new UBS Arena on New York Islander game days.

The ease of access at Station Yards will draw shoppers, diners, workers, and visitors from all over Long Island and beyond, situated immediately off Exit 60 of the Long Island Expressway and adjacent to the Long Island MacArthur Airport.



# Ronkonkoma

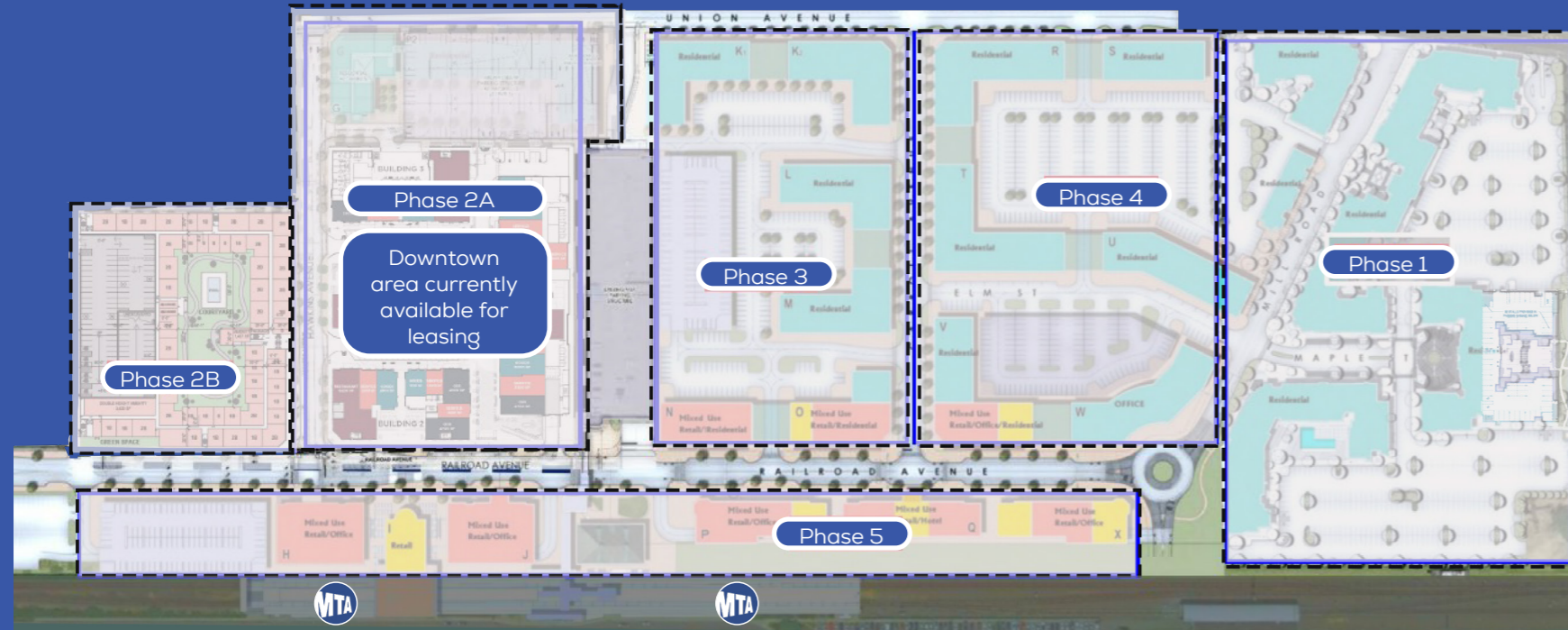
# STATION YARDS PHASING PLAN

## Total Density Plan for Station Yards

195,000 SF: RETAIL SPACE

360,000 SF: OFFICE SPACE

1,450: RESIDENTIAL UNITS



This uniquely advantageous location offers potential retailers an unrivaled opportunity to help bring the best of Long Island to life for commuters, visitors, and thousands of new residents in the community of Station Yards. Total investment in the Station Yards project will be north of 1 Billion Dollars.



**STATION  
YARDS**

**LONG ISLAND RAILROAD**  
The Long Island Rail Road Ronkonkoma line averages 172,671 riders per week making Station Yards the busiest train station in Suffolk County. The LIRR is the furthest east electrified track on Long Island.

**LONG ISLAND MACARTHUR AIRPORT**  
MacArthur Airport serves Nassau and Suffolk counties and is located 5 minutes from the LIRR Ronkonkoma Station allowing for convenient travel to locations west. MacArthur Airport has an economic impact of 600 million dollars annually.

Street	Count	Dist.	Street	Count	Dist.
Express Dr	8,350	0.22	Hawkins Ave	15,153	0.44
Express Dr	5,800	0.28	Express Dr	5,826	0.47
I- 495	9,368	0.28	Railroad Ave	4,995	0.53
Railroad Ave	6,009	0.29	Hawkins Ave	15,526	0.54
Railroad Ave	4,894	0.31	Express Dr	13,753	0.56
I- 495	9,824	0.33	Express Dr	10,015	0.58
I- 495	15,692	0.34	Ronkonkoma Ave	15,542	0.61
Union Ave	8,811	0.36	Expressway Dr	7,080	0.61
Express Dr	6,676	0.42	Patchogue Holbrook	8,479	0.71
Hawkins Ave	5,000	0.43	Church St	3,000	0.71



## STATION YARDS

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