

**10,467 SF  
AVAILABLE**



■ **PATCHOGUE, NY**  
■ **GATEWAY PLAZA & GATEWAY PLAZA II**

**PERGAMENT**  
PROPERTIES

**Center Name:** Gateway Plaza & Gateway Plaza II  
**Address:** 499 Sunrise Highway, Patchogue, NY 11772  
**Property GLA:** 350,000 SF  
**Available SF:** 10,467 SF  
**Tenants:** Home Depot, LA Fitness, Best Buy, Ashley Homestore, Marshalls, Home Goods, Burlington, Dick's, Michael's, Ulta, Five Below, Applebee's, Chase Bank, Men's Wearhouse, GNC, Moe's Southwest, Verizon, Gamestop, Sally Beauty, Tropical Smoothie, Rainbow; providing excellent traffic generators for long term stability of the site.

**Neighboring Retailers:**  
Costco, Staples, Joann's, Aldi, Rite Aid, Petco, Panera Bread, Stop & Shop, Starbucks, Chipotle Mexican Grill, Pep Boys, P.C. Richards, Wendy's, Shop Rite, Planet Fitness, Target

**Location/Access:**  
Gateway Plaza is approximately 60 miles east of Manhattan on Sunrise Highway, just south of LIE (I-495) Exits 61 & 62 and MacArthur Airport.

For more information:

**516.496-1400**

95 Froehlich Farm Boulevard Woodbury, NY 11797

[www.pergamentproperties.com](http://www.pergamentproperties.com)

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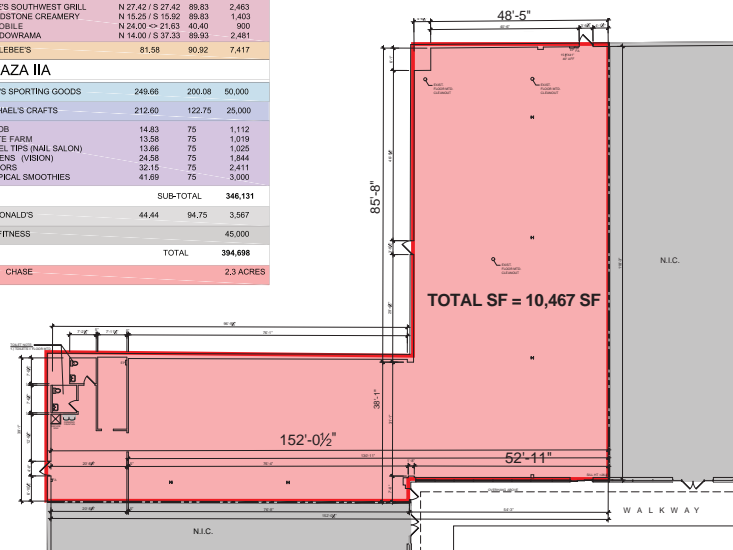
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### GATEWAY PLAZA I

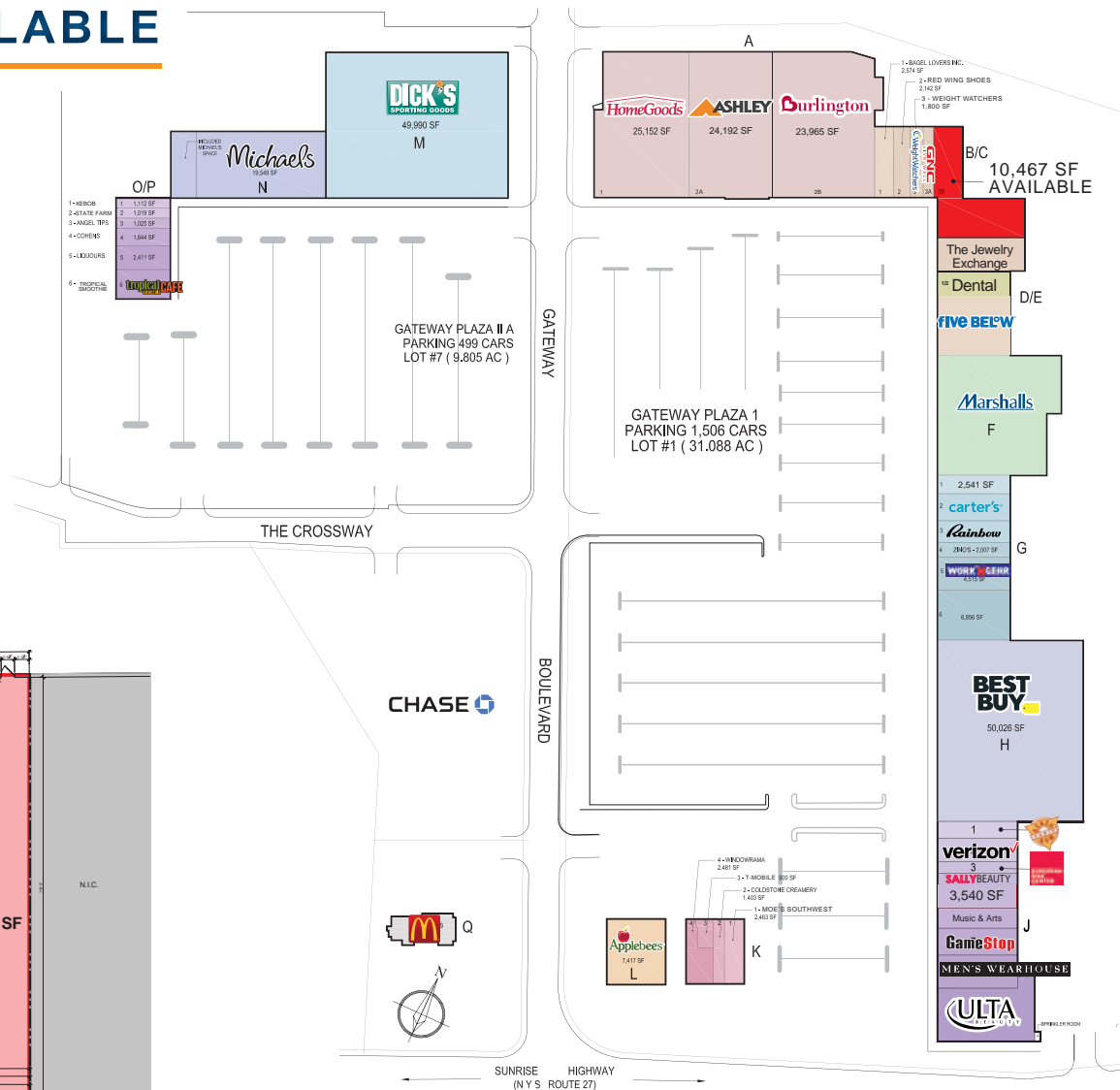
BLD.	ADDRESS	TENANT	FRONTAGE(L.F.)	DEPTH (L.F.)	AREA (S.F.)
A	1. 499-1	HOME GOODS	130.42	200.16	26,152
	2. 499-2A	<b>ASHLEY FURNITURE</b>	<b>132.89</b>	200.16	<b>26,182</b>
	3. 499-2B	BURLINGTON		200.16	23,965
B/C	1. 499-3	BAGEL LOVERS INC.	26.33	97.75	2,574
	2. 499-4	RED WING SHOES	21.92	97.75	2,142
	3. 499-7	WEIGHT WATCHERS	18.25	97.75	1,784
	3A. 499-6	GNC	14.00	97.75	1,378
D/E	1A. 499-8A	AVAILABLE	5.25	97.75	4,011
	1B. 499-9	AVAILABLE	53.42	120.33	6,456
	2A. 499-13A	JEWELRY EXCHANGE	45.32	120.33	5,468
	2B. 499-13B	BABYLON DENTAL	35.10	100.33	3,517
	5. 499-15	<b>FIVE BELOW</b>	80.33	100.33	8,060
F.	499-19	MARSHALL'S INC.	164.50	170.33	28,362
G.	1. 499-21	AVAILABLE	25.33	100.33	2,541
	2. 499-23	CARTER'S	37.00	100.33	3,712
	3. 499-25	RAINBOW	30.08	100.33	3,010
	4. 499-27	ZINC'S	20.00	100.33	2,007
	5. 499-29	WORK 'N' GEAR	45.00	100.33	4,515
	6. 499-33	AVAILABLE	68.33	100.33	6,856
H.	499-39	BEST BUY	249.72	200.33	50,026
J.	1. 499-41	BEACH BUM TANNING	22.78	109.92	2,505
	2. 499-43	VERICON WIRELESS	32.00	109.92	3,517
	3. 499-45	EUROPEAN WAX CENTER	15.75	109.92	1,721
	4. 499-47	SALLY'S BEAUTY SUPPLY	15.86	109.92	1,722
	5. 499-49	AVAILABLE	32.20	109.92	3,540
	6. 499-49	MUSIC & ARTS	27.29	109.92	3,000
	7. 499-53	GAMESTOP	36.58	109.92	4,021
	8A. 499-54	MEN'S WEARHOUSE	45.08	109.92	4,955
	8B. 499-55	ULTA COSMETICS & SALON	73.00	132.92	10,121
K.	1. 499-56	MOE'S SOUTHWEST GRILL	N 27.42 / S 27.42	89.83	2,463
	2. 499-57	COLDSTONE CREAMERY	N 15.29 / S 15.29	89.83	1,403
	3. 499-58A	T-MOBILE	N 24.00 ~> 21.63	40.40	900
	4. 499-58	WINDYRAMA	N 14.00 / S 27.33	69.53	2,481
L.	499-59	APPLEBEE'S	81.58	90.92	7,417

### GATEWAY PLAZA IIA

M.	499-64	DICK'S SPORTING GOODS	249.66	200.08	50,000
N.	1. 499-75	MICHAEL'S CRAFTS	212.60	122.75	25,000
O/P	1. 499-76	KEBOB	14.83	75	1,112
	2. 499-77	STATE FARM	13.58	75	1,019
	3. 499-78	ANGEL TIPS (NAIL SALON)	13.66	75	1,025
	4. 499-80	COHENS (VISION)	24.58	75	1,844
	5. 499-82	LIQURS	32.15	75	2,411
	6. 499-83	TROPICAL SMOOTHIES	41.69	75	3,000
		SUB-TOTAL			346,131
Q.	499-85	MCDONALD'S	44.44	94.75	3,567
R.		LA FITNESS			45,000
		TOTAL			394,698
S.	499-84	CHASE			2.3 ACRES



FIRST FLOOR EXISTING CONDITION FLOOR PLAN SCALE: 1/8" = 1'-0"





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