



HERITAGE
VILLAGE

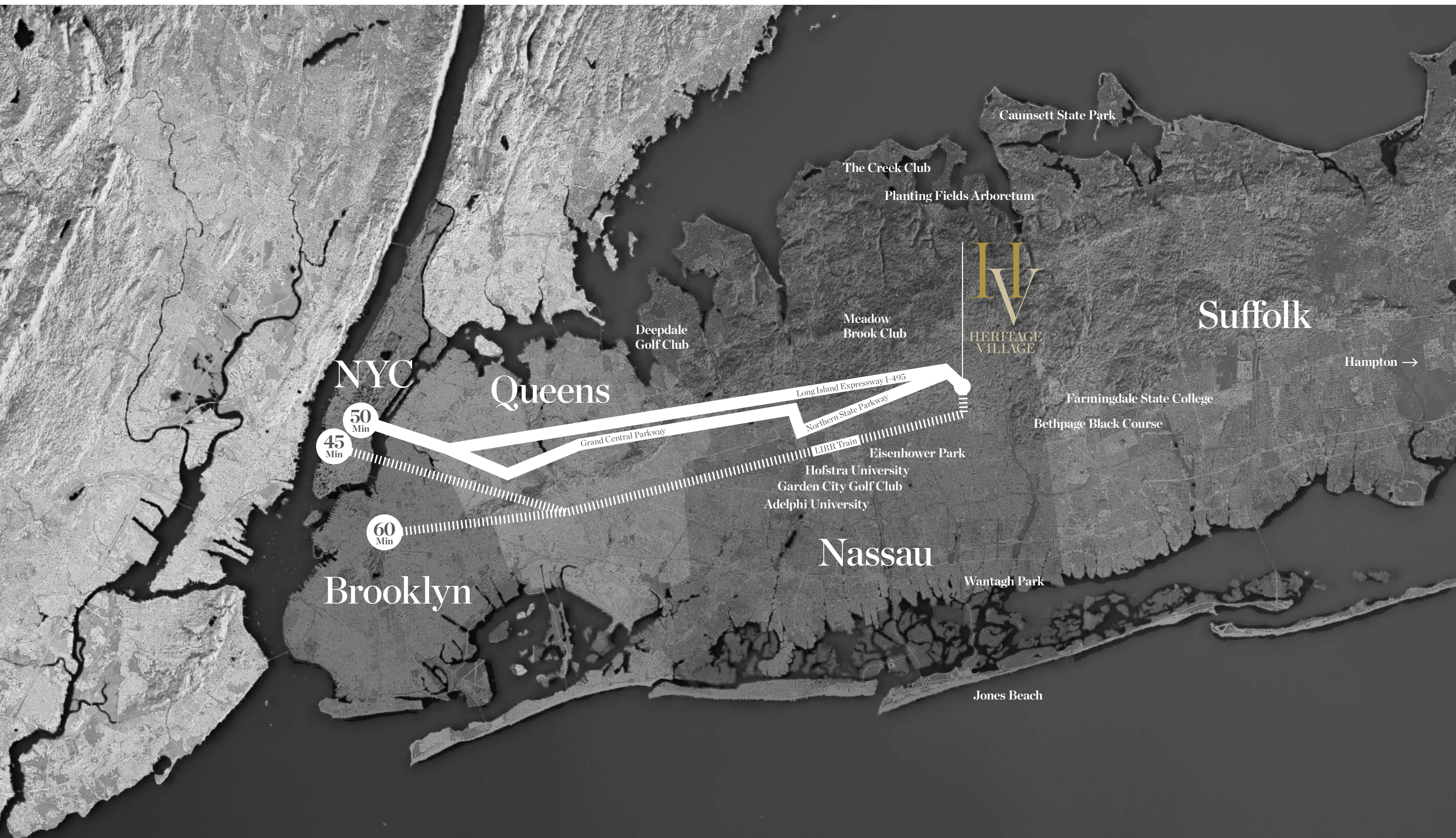
SOPHISTICATED SUBURBAN LIVING

Heritage Village located in Hicksville, New York, is a premier mixed-use property developed by Manhattan-based Seritage Growth Properties, a leading national owner and developer of retail and mixed-use properties. This pedestrian-friendly, transit-oriented project will feature approximately 250,000 square feet of retail and commercial space, over 500 market rate, luxury residential rental units, and five acres of green space dedicated for public use. Set on a 27-acre master-planned property in the heart of the third wealthiest county in the United States, Heritage Village is also connected to points throughout the thriving New York metropolitan area by highway and rail systems that are directly accessible from the site.



IN THE HEART OF AFFLUENT
NASSAU COUNTY & CONNECTED
TO THE ENTIRE NYC METRO
AREA BY RAIL AND ROAD

Exceptional Regional Connectivity
Heritage Village is a transit-oriented development connected to points throughout Nassau County and the entire New York metropolitan area by adjacent highways as well as the Long Island Rail Road (LIRR) train station. Residents and commercial space employees can reach the LIRR train station in 12 minutes by foot, 6 minutes by bike, or they can take a complimentary shuttle service as an alternative to driving their own cars. Walking and bike paths ensure ease of access.





**WALKWAYS AND BIKE
PATHS TRAVERSE
A 27-ACRE COMMUNITY
FILLED WITH PREMIER
SHOPPING, DINING AND
ENTERTAINMENT**

**A TRUE MIXED-USE
DEVELOPMENT WITH
24/7/365 ACTIVITY
APPEALS TO PEOPLE
OF ALL AGES AND
STAGES OF LIFE**



A HIGH CONCENTRATION OF AFFLUENT CONSUMERS NEARBY

3rd

wealthiest county
in the US

Nassau County, the 3rd wealthiest
county in the US

30

million vehicles

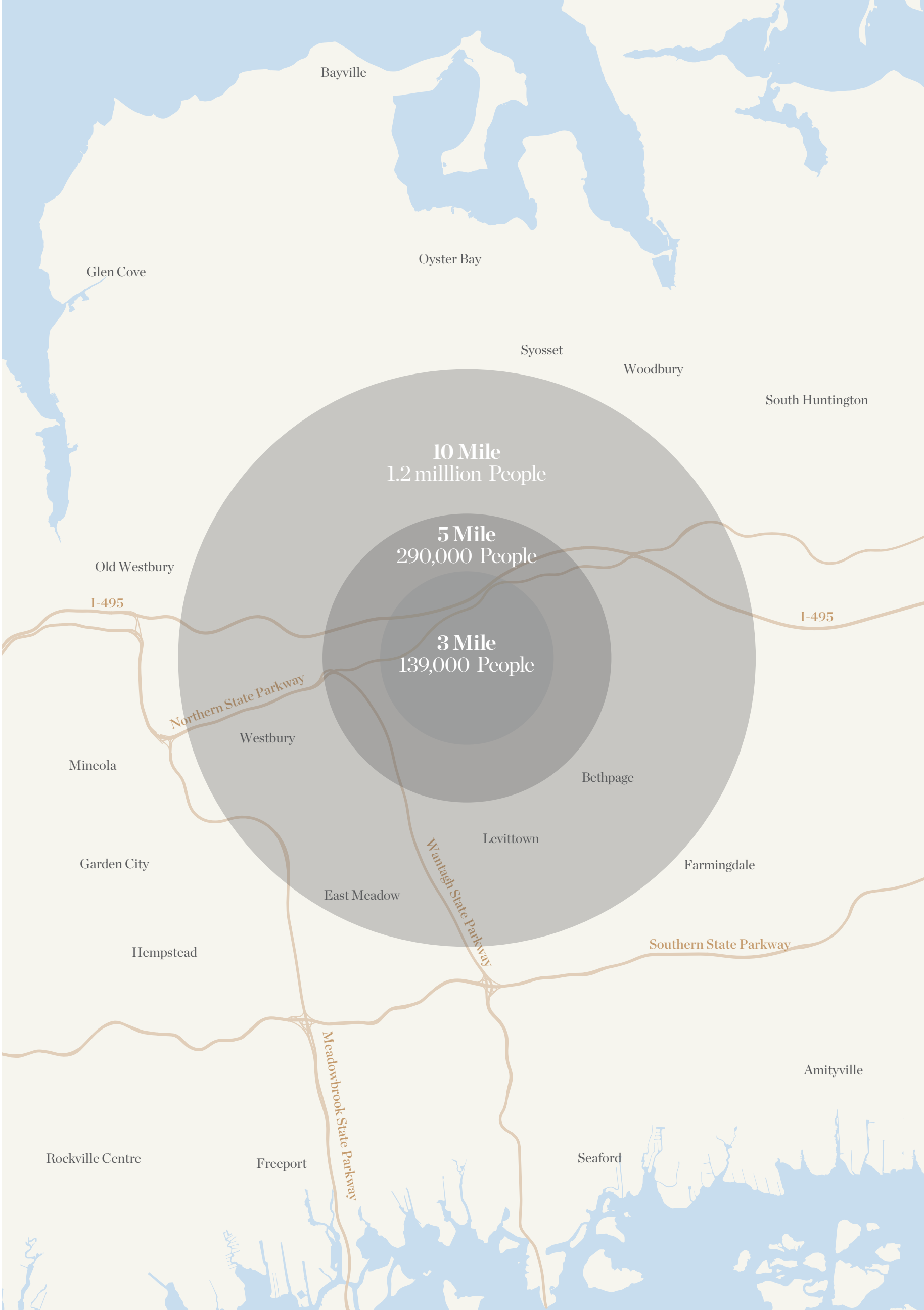
Located near a highway system
in which over 30 million vehicles
pass annually

122

million LIRR riders

Close proximity to Long Island
Rail Road which transports
over 122 million riders annually
throughout the New York
metro area

The demographic profile of the population surrounding Heritage Village is ideal for a wide range of upscale retailers, restaurants, and entertainment providers. The median annual household income within a three-, five-, and 10-mile radius of the property is over \$100,000. More than 1.2 million people live within a 10-mile radius, of which almost 290,000 live within 5 miles. As with most suburban locations, the rate of homeownership is high (at approximately 84% within a 5-mile radius and 78% within a 10-mile radius) in comparison to the rate of rentals (approximately 13% within a 5-mile radius and 19% within a 10-mile radius). The daytime population within the 5-mile radius is just under 210,000. The residential rentals at Heritage Village, anticipated to be priced from \$3.00–\$3.50 per square foot (approximately \$2,300 per month for a typical one-bedroom), will attract a similarly affluent population.



495

Residential Area

Bethpage Road

N. Broadway

Broadway Commons

Bay Avenue

n20H

n48

n49



Hicksville LIRR Station

Downtown Hicksville



CITY EXCITEMENT + SUBURBAN COMFORT MIXED-USE COMMUNITIES

Heritage Village joins other first class mixed-use developments nationwide that are bringing world-class shopping, dining, and entertainment together with luxury residences in beautifully designed and landscaped communities. These pedestrian-friendly destinations all incorporate the best of city and suburban living and each one reflects the unique lifestyle characteristics of its location.



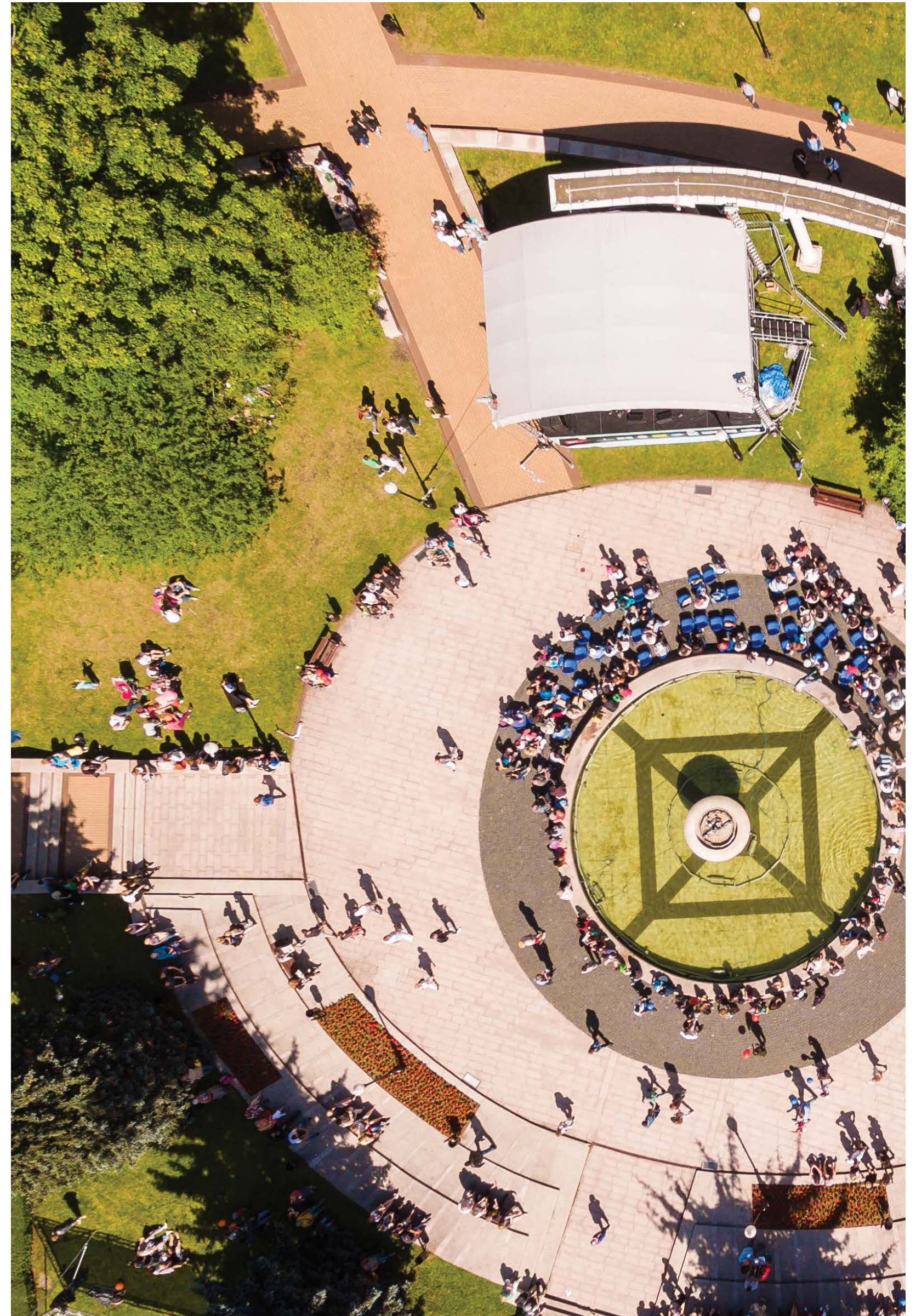
Hoboken, New Jersey



24/7/365: DISCOVER LIFE AT HERITAGE VILLAGE

Heritage Village is a true 24/7/365 live-work-play community where people of all ages and stages of life can make their home and where employees of retail stores and commercial offices both contribute to and benefit from the development's dynamic ecosystem. Located in suburban Nassau County, but just 45 minutes from midtown Manhattan, it combines youthful energy with worldly sophistication in a genuinely relaxed atmosphere.

The entire 27-acre community has been designed specifically with the intent of being welcoming and inviting. Walkways and bike paths — including one along the south side of the site connecting Bay Avenue to N. Broadway — lead to refreshing green spaces. The central Main Street will have a wide landscaped median and several large landscaped traffic circles will serve as community gathering spots throughout the site. A year-round calendar of seasonal events will attract the community's residents as well as people from the surrounding region to these lush and lively outdoor spaces. From a commercial perspective, Main Street is small-town charm reinvented for today's upscale consumers with a complementary mix of retail, restaurants, and entertainment destinations.





DESIGNED FOR HEALTHY
ACTIVITIES &
LIVELY INTERACTIONS

PUBLIC GREEN SPACES
FOR SPECIAL EVENTS &
CASUAL RELAXATION





A PEDESTRIAN- AND
BIKE-FRIENDLY STREETScape

A RANGE OF DINING
OPTIONS FOR RESIDENTS,
EMPLOYEES, AND THE
HICKSVILLE COMMUNITY





THE REGIONAL SHOPPING
DESTINATION IS ALSO
THE LOCAL SHOPPING
CONVENIENCE

TRANSIT-ORIENTED DEVELOPMENT



12-Minute Walk to LIRR Train Station

Complimentary Shuttle to/from the LIRR Train Station

Bike Paths to/from the LIRR Train Station and along the Southern Border of the Property

n48, n49 and n20H Nassau Inter-county Express (NICE) Bus Lines with Stops On-site

Residential Parking Evenly Distributed throughout the Property

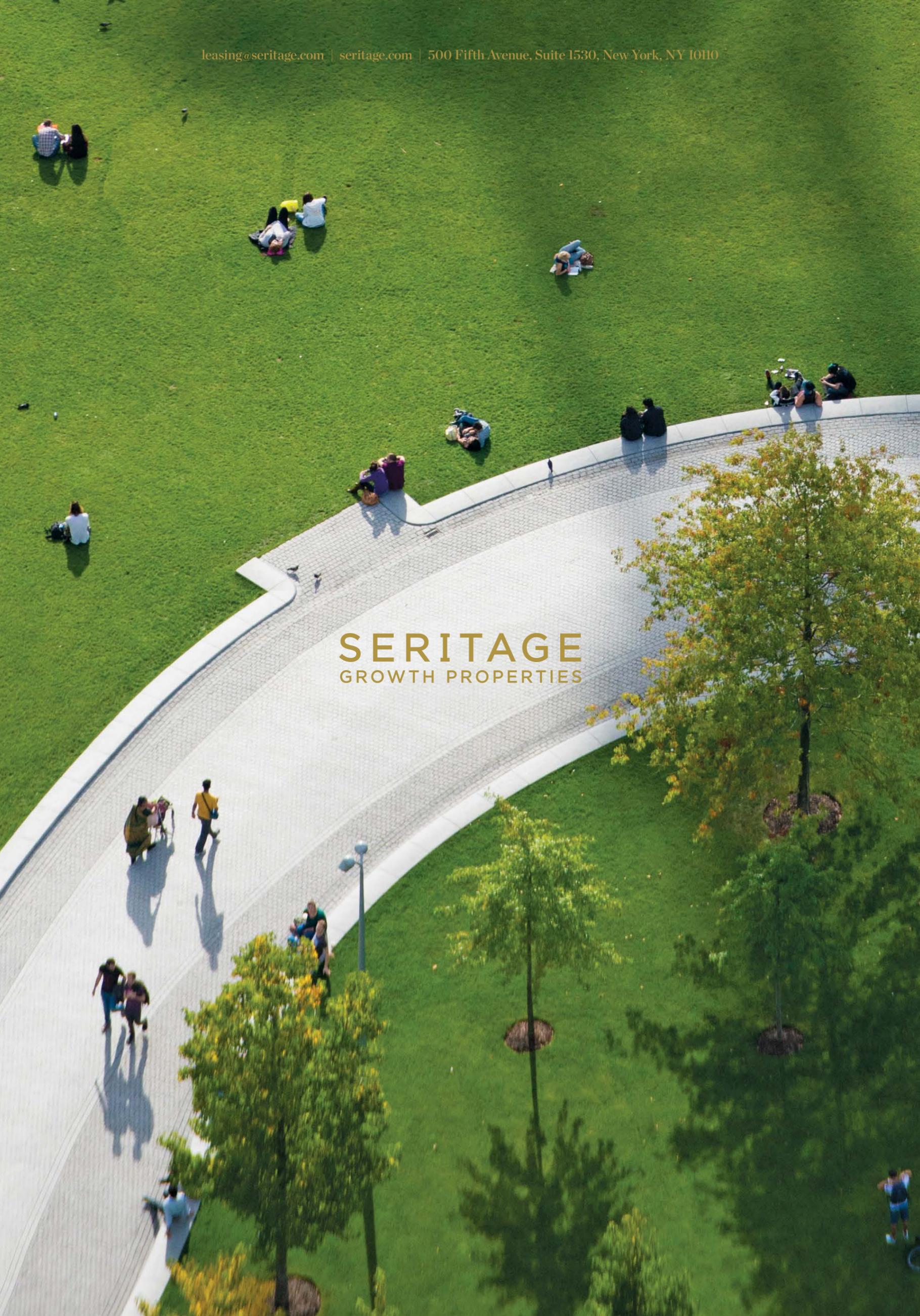
Garages Discreetly Placed to Ensure a Visually Pleasing Environment





RETAIL, RESTAURANT & ENTERTAINMENT

With retail, restaurant, and entertainment, Heritage Village will be a complete community within the larger community of Hicksville. Upscale shops are anticipated to include fashion and home retailers; financial services; grocery; and health, wellness, and beauty services. Restaurants will provide eat-in and take-out options as well as after-work and weekend social settings. Entertainment venues are expected to include a movie theater.



SERITAGE
GROWTH PROPERTIES