

STABILITY.

DIVERSITY.

GROWTH.



RETAIL RESIDENTIAL OFFICE HOTEL

For over 40 years, MPI has been a leader in diversified real estate development, investment and management. Our robust portfolio encompasses over 14 million square feet of retail space, as well as a multitude of office buildings, residential properties, and hotels nationwide.



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THE GATE AT AMERICANA MANHASSET, NEW YORK



KEY TENANTS
Crate & Barrel, Sephora,
Urban Outfitters, J.Crew,
Lululemon Athletica,
White House | Black
Market



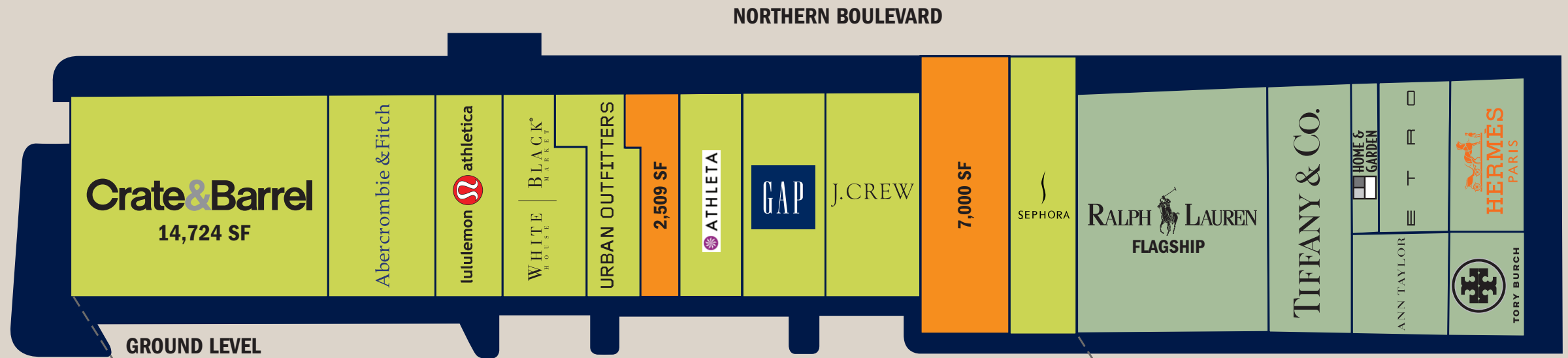
THE GATE AT AMERICANA MANHASSET, NEW YORK



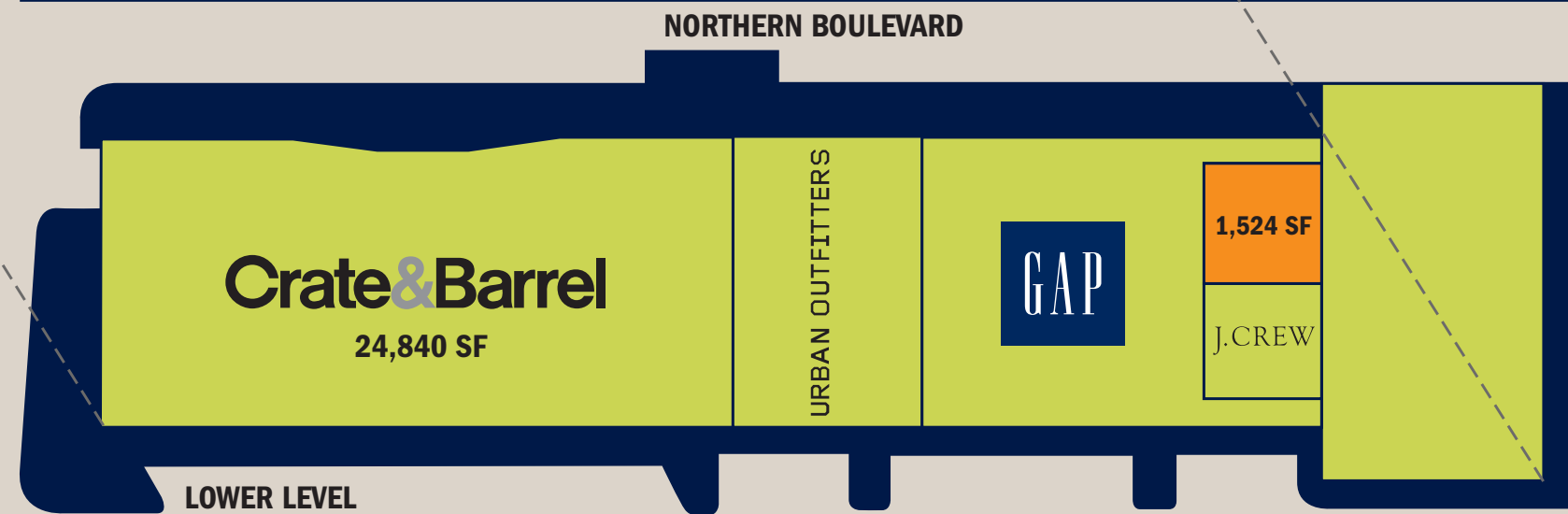
Northern Boulevard & The Gate

- Situated directly on the highly traveled Northern Boulevard (25A), Long Island's main east-west route connecting Nassau and Suffolk Counties and Queens
- Easily accessible from I-495 (Long Island Expressway), Northern State Parkway and Glen Cove Road
- Immediately adjacent to Americana Manhasset (Ralph Lauren, Tiffany & Co., Tory Burch, Hermes, Prada, Cartier, the new flagship Apple Store and many more)
- Located in the Gold Coast region of the North Shore, the most affluent on Long Island and among the most affluent in the New York metropolitan area
- Manhasset median family income \$158,939
- Limited store space is available

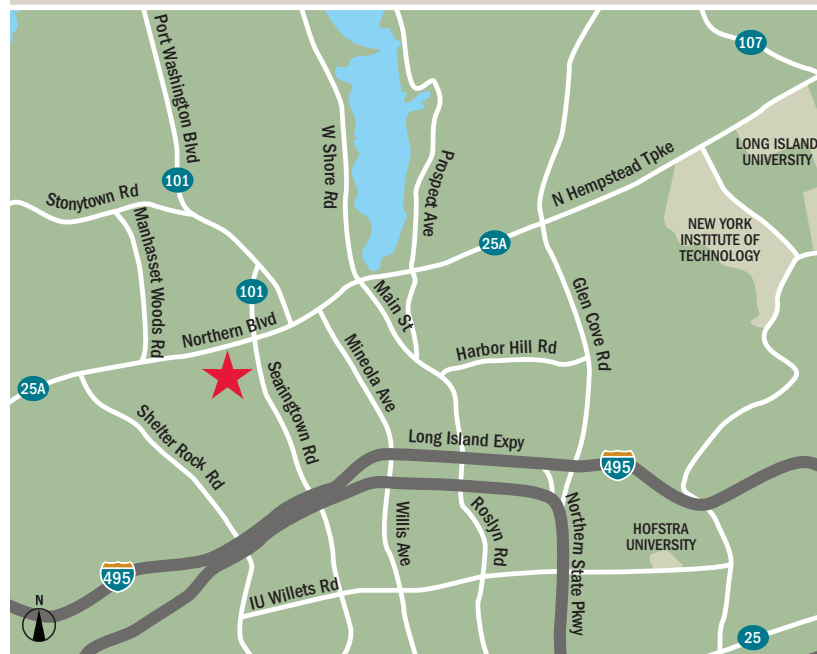
Total GLA 110,000 SF



GROUND LEVEL



LOWER LEVEL



**PREMIER LOCATION
On Long Island's Main
East-West Thoroughfare**

DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	114,495	351,799	2,336,717
Average HH Income	\$151,850	\$125,893	\$86,867

