



EXCLUSIVE OFFERING

SELECT
REAL EQUITY ADVISORS



**CHICK-FIL-A NNN
NEW GROUND LEASE**

**RARE LONG ISLAND, NY QSR
QUALITY LOCATION**



REPRESENTATIVE PHOTO

PROPERTY DESCRIPTION

DESCRIPTION: Chick-fil-A Ground Lease
 ADDRESS: Lake Shore Plaza II, Portion Rd, Lake Ronkonkoma, Suffolk County, NY
 TERM: 20 years
 ESCALATIONS: Yrs 11-15 10% above prior base
 Yrs 16-20 10% above prior base
 OPTIONS: 8 Five Year with 10% ESC at every option
 CAP RATE: 4.25%
 OWNERSHIP INTEREST: Commercial Condominium

LAKE SHORE PLAZA II - ENTIRE PROPERTY OVERVIEW

PROPERTY: Lake Shore Plaza II
 IMPROVEMENTS: ± 94,911 SF in 3 structures
 LAND AREA: ± 12.1 acres (Total LSP)
 AGE: 1998
 PARKING: 1,150 spaces (Total LSP)

ANCHOR TENANTS:

TENANT	SF
Planet Fitness	17,315
Auto Zone	15,361
Dollar Tree	10,700
Mattress Firm	3,532
Metro Physical Therapy	3,500

Please execute the attached Confidentiality Agreement to receive the full Offering Memorandum

INVESTMENT HIGHLIGHTS

- Chick-fil-A – Corporate guaranteed lease from best -in-class tenant
- Zero landlord responsibilities - an ideal, management free investment opportunity for a passive investor.
- NYC MSA Trophy Acquisition - Rare opportunity to acquire a Long Island Chick-fil-A NNN Ground Lease, equipped with a dual-lane drive-thru.
- Optimally positioned between a ShopRite and a Stop & Shop supermarket with a Regal 9-screen multiplex movie theatre and a full complement of excellent co-anchors driving consumer traffic to the shopping center.
- Strong location with excellent visibility and a traffic count of 22k VPD directly in front of the property.
- Desirable area demographics; 3 mile ring of 97k people with avg HH inc of \$150k+. Located in the middle of one of NYS largest school districts and just 1.5 miles to Sachem North High School.
- Access to the center is provided through 4 traffic light-controlled entrances. The Long Island Expressway Exit 60 is only 1.5 miles south.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,657	97,452	242,380
AVG HH INCOME	\$150,725	\$150,416	\$154,682

The information contained herein has been received by us from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness of the information and make no representations with respect thereto. The above is submitted subject to errors, prior sale, change in status or withdrawal without notice.

Quality Location/Strong Co-Tenancy: The property is centrally located within one of NYS's largest school districts, Sachem CSD providing a superb and stable consumer base for the retail tenants. LSP is anchored by a Regal 9 Screen Theatre, Planet Fitness, AutoZone, Dollar Tree and is optimally positioned between a Stop & Shop Supermarket and a ShopRite Supermarket. The enclosed area competition map of major supermarket chains reflects a lack of meaningful competition within a 3-mile ring and this reality further helps to drive shopper traffic to the center. The new LIRR Station Yards TOD Tritec development is located just 1.5 miles from LSP and will bring a total of 1,450 new residential units, 550k sf of retail/office/medical and 60k sf of hospitality to the marketplace. It does not appear that the Station Yards site (as presently configured) is designed to attract a major supermarket chain in the future. This project is staged with Phase 1 completed and Phase 2 to be completed in 2024. Also noteworthy is that LSP has excellent road frontage on the heavily travelled Portion Road and is less than 1.5 miles north of the Long Island Expressway at Exit 61 in central Suffolk County. LSP has 2 traffic lights directly controlling access and 2 additional lights also control access through the adjoining ShopRite property. Vehicular traffic count in front of the shopping center is 22K AADT. Proximity to other modes of transportation is also convenient, as the major LIRR Ronkonkoma rail station and Long Island's MacArthur Airport are just a few minutes from the property.

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SELECT REAL EQUITY ADVISORS, LLC

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REPRESENTATIVE PHOTO



THE SHOPPES OF LAKE SHORE PLAZA II



STOP & SHOP



REGAL CINEMAS



LAKE SHORE PLAZA

Lake Shore Plaza II - Site Plan

LAKE SHORE PLAZA II

LAKE RONKONKOMA, NEW YORK 11779



1	Chick-fil-A	4,843 SF
THE SHOPPES OF LAKE SHORE PLAZA II		
2	Planet Fitness	17,315 SF
3	Auto Zone	15,361 SF
4	Dollar Tree	10,700 SF
5	Metro Physiotherapy	3,500 SF
6	Mattress Firm	3,532 SF
NOT INCLUDED IN OFFERING		
7	Regal Cinemas	39,660 SF
8	Proposed Pad (62.8' X 91.4')	2,850 SF



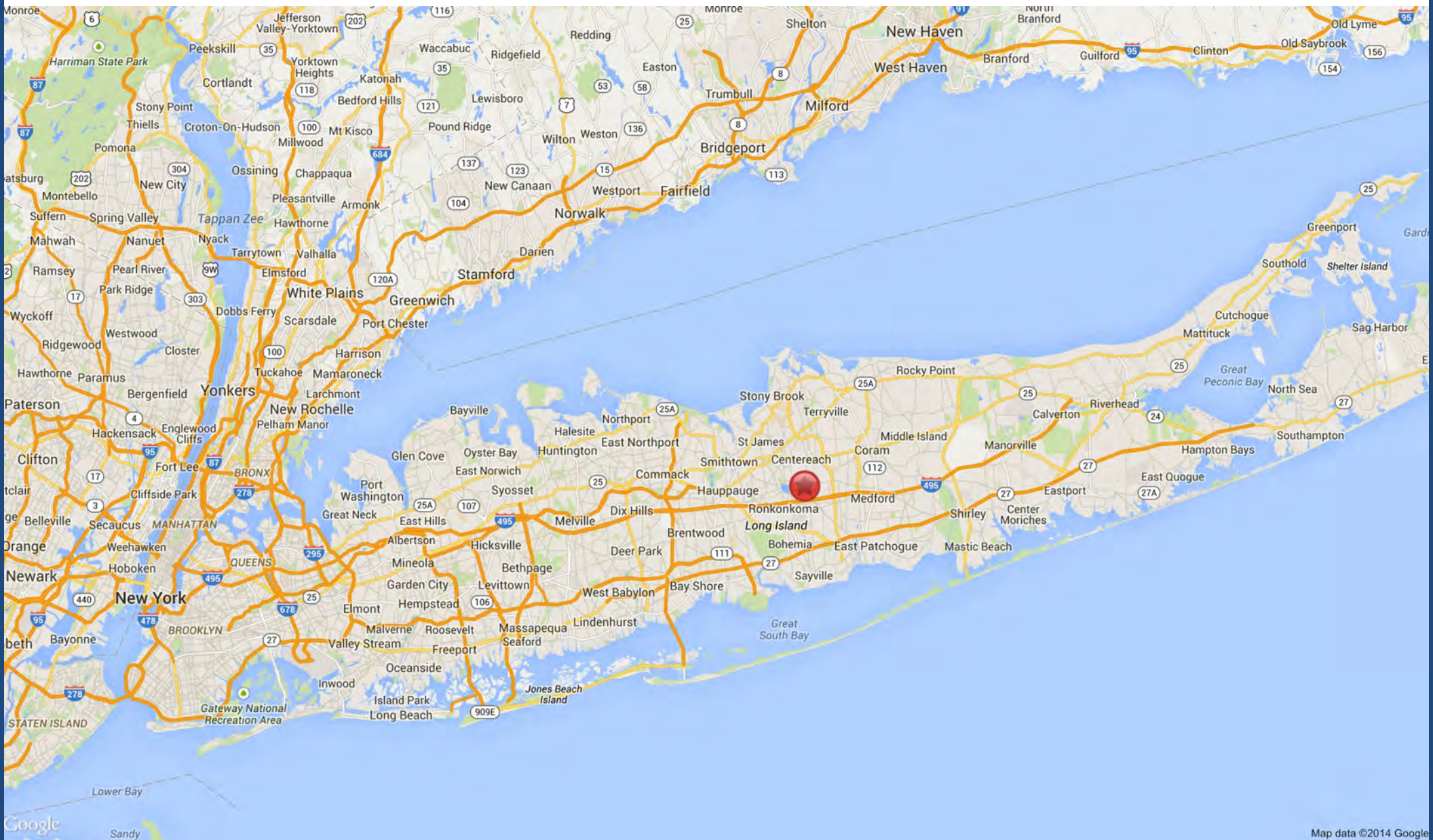
PORTION RD

TRAFFIC COUNT : 22K AADT



All outlines and borders are approximate

Regional Map - Lake Shore Plaza II



DEMOGRAPHICS

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 40.8322/-73.0891

Chick-fil-A at Lake Shore Plaza II Lake Ronkonkoma, NY	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	11,657	97,452	242,380
2028 Projected Population	11,487	95,584	237,952
2020 Census Population	11,622	97,295	241,540
2010 Census Population	12,186	99,214	244,798
Projected Annual Growth 2023 to 2028	-0.3%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2023	-0.3%	-0.1%	-
2023 Median Age	42.6	39.3	40.6
Households			
2023 Estimated Households	4,268	33,064	84,884
2028 Projected Households	4,245	32,740	84,109
2020 Census Households	4,204	32,630	83,522
2010 Census Households	4,323	32,634	83,041
Projected Annual Growth 2023 to 2028	-0.1%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2023	-	0.1%	0.2%
Race and Ethnicity			
2023 Estimated White	78.2%	76.3%	76.4%
2023 Estimated Black or African American	4.3%	4.7%	5.0%
2023 Estimated Asian or Pacific Islander	5.2%	6.1%	6.2%
2023 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
2023 Estimated Other Races	12.1%	12.7%	12.3%
2023 Estimated Hispanic	14.9%	15.6%	15.2%
Income			
2023 Estimated Average Household Income	\$150,725	\$150,416	\$154,682
2023 Estimated Median Household Income	\$116,264	\$130,785	\$131,423
2023 Estimated Per Capita Income	\$55,246	\$51,120	\$54,277
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	2.2%	2.4%	2.5%
2023 Estimated Some High School (Grade Level 9 to 11)	3.9%	4.2%	3.8%
2023 Estimated High School Graduate	34.6%	31.6%	28.5%
2023 Estimated Some College	17.7%	16.8%	16.5%
2023 Estimated Associates Degree Only	12.2%	10.6%	10.4%
2023 Estimated Bachelors Degree Only	17.9%	20.4%	21.4%
2023 Estimated Graduate Degree	11.5%	14.0%	16.9%
Business			
2023 Estimated Total Businesses	411	3,623	11,230
2023 Estimated Total Employees	3,292	27,897	102,321
2023 Estimated Employee Population per Business	8.0	7.7	9.1
2023 Estimated Residential Population per Business	28.4	26.9	21.6

©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography - RS1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

DISCLAIMER

Select Real Equity Advisors, LLC ("Broker") is offering for sale the NNN Chick-fil-A leased pad located on Portion Road, Lake Ronkonkoma, New York 11779 ("Property").

This confidential memorandum contains information pertaining to the business and affairs of the Property and has been prepared by the Broker based upon information supplied by the Owner and other parties. The information contained in this memorandum is provided for the sole purpose of assisting the recipient in deciding whether to proceed with further investigation for the purpose of purchasing the Property. This confidential memorandum does not purport to be all-inclusive or to contain all of the information, which a prospective purchaser may desire and shall not be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and Broker and their respective partners, officers, employees and agents have not independently verified the information contained herein and disclaim any and all responsibility for any inaccuracies. Further, Broker and Owner expect prospective purchasers to exercise independent due diligence in verifying all such information. No representation or warranty, expressed or implied, is made as to the accuracy or completeness of this confidential memorandum or any of its contents, or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the proposed sale of the Property by either Owner, Owner's representative or Broker. No legal liability is assumed or to be implied by any of the aforementioned with respect thereto. There is no representation made as to the environmental, physical, structural, geological, financial, legal or any other conditions of the Property. The Property is being sold in an "as is" condition without any representation or warranty as to the feasibility, condition or fitness of the Property or any part thereof for any particular uses or purposes.

By acknowledgment of your receipt of this confidential memorandum, you agree that the memorandum and its contents will not be distributed to any other firm or entity without prior written authorization and that you will refrain from using its contents in any manner detrimental to the interest of the Owner. **Interested parties are not permitted to contact the tenants or employees of the Property without the written authorization of the Owner.** Photocopying or other duplication is strictly prohibited. You will use this confidential memorandum only for the purpose of evaluating the possible acquisition of the Property. All prospective purchasers agree that they will conduct their own independent investigation of those matters, which they deem appropriate in order to evaluate this offering.

Owner expressly reserves the right at its sole discretion to reject any or all proposals or expressions of interest in the Property and to terminate discussions with any party at any time with or without notice.

This confidential memorandum shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of this memorandum. The interest in the Property submitted for sale is subject to changes in certain terms without notice. If you do not wish to pursue negotiations leading to a purchase of the Property, kindly return this confidential memorandum to Broker.

Confidentiality Agreement

Effective as of _____, 2024

SENT VIA EMAIL: _____[.com](#)

Prospective Purchaser: _____

Name: _____

Address: _____

Dear _____:

In order to allow you ("Prospective Purchaser") to evaluate certain information relating to the to be built Chick-fil-A ground lease property, currently identified as 575 Portion Road, Lake Ronkonkoma, New York, being a part of the shopping center known as The Shoppes of Lake Shore Plaza II (the "Property") for the purpose of determining whether to purchase the Property (the "Prospective Purchase"), Lake Shore Plaza Owner LLC, a Delaware limited liability company having an address at c/o RD Management LLC, 810 Seventh Avenue, 10th Floor, New York, NY 10019 (the "Company") or its agent, will provide or make available certain documents and information to you or your Representatives (as defined below) relating to the Property (collectively, the "Evaluation Material"). The Evaluation Material includes leasing, financial and other information which is confidential. The parties therefore hereby agree as follows:

1. In consideration of furnishing the Evaluation Materials to you and, if applicable, your directors, officers, members, managers, shareholders, employees, representatives, agents, advisors and affiliates (collectively, "Representatives"), you agree to treat, and to cause your Representatives to treat, as confidential, however communicated or disclosed to you by or on behalf of the Company or its Representatives (whether so communicated, disclosed, received or held prior to or after the date of this Agreement), all of the Evaluation Material and photocopies and other reproductions thereof (digital or otherwise) of the Evaluation Material and any Ancillary Materials (as defined below).

2. You recognize and acknowledge the competitive value and confidential nature of the Evaluation Material and the damage that could result to the Company if the Evaluation Material or any portion thereof or contained therein is disclosed to any third party or used by you in any manner, directly or indirectly, except for purposes of evaluating the Prospective Purchase. You agree that (a) the Evaluation Material will be kept confidential, (b) will be used solely for the purpose of evaluating the Prospective Purchase and (c) will not be used for any other purpose or in any way that may be detrimental to the Company and/or the Company's business. You agree not to disclose any of the Evaluation Material to any third party, in any manner whatsoever, in whole or in part, without the prior written consent of the Company, except that you may disclose the Evaluation Material or portions thereof to your Representatives who need to know such information and who agree to use such information solely for the purpose of evaluating the Prospective Purchase. Your Representatives shall be

informed of the confidential nature of the Evaluation Material and shall agree to be bound by this Agreement and not to disclose any of the Evaluation Material to any other party. Notwithstanding the foregoing, you shall remain liable for the breach of this provision by any of your Representatives.

3. Upon the demand of a third party not under your control to review or obtain any Evaluation Material, you will give the Company prompt notice of such request so that the Company may seek an appropriate protective order or other appropriate remedy and/or waive compliance with the provisions of this Agreement. If the Company seeks such an order, you will provide such cooperation as the Company shall request. If, in the absence of a protective order, you or your Representatives are nonetheless legally compelled to disclose such Evaluation Material, you or your Representatives, as the case may be, will furnish only that portion of the Evaluation Material that you are advised by written opinion of your counsel is legally required. In such case, you will not be subject to liability hereunder provided that you give the Company written notice of the information to be disclosed as far in advance of its disclosure as is practicable, and you will use reasonable efforts to obtain assurances that confidential treatment will be accorded to such information.

4. Without the prior written consent of the Company, neither you nor any of your Representatives will disclose to any person the fact that the Evaluation Material has been made available to you, that discussions or negotiations are taking place concerning a Prospective Purchase, or any of the terms, conditions or other facts with respect to such Prospective Purchase, including the status thereof, or the subject matter of this Agreement.

5. You understand and agree that you shall not have any rights or claims whatsoever against the Company, or any of its directors, officers, stockholders, members, partners, managers, owners, affiliates or agents arising out of or relating to the Prospective Purchase other than any rights or claims arising out of any definitive written agreement with you ("Written Agreement") in accordance with its terms. You agree that unless and until a Written Agreement has been executed and delivered, neither the Company nor you will be under any legal obligation of any kind whatsoever with respect to a Prospective Purchase.

6. In the event that the Prospective Purchase is not consummated, or if at any time you decide not to proceed with the Prospective Purchase, which decision you will promptly communicate to the Company, then you will promptly return to the Company all copies of the Evaluation Material furnished to you or your Representatives, and you will destroy all analyses, compilations, summaries, studies and other material prepared by you or your Representatives based in whole or in part on, or otherwise containing or reflecting, any of the Evaluation Material ("Ancillary Materials"). You hereby agree to promptly certify in a letter to the Company that the return required hereunder, and such destruction, if applicable, has been accomplished.

7. You understand that, except as and to the extent provided in a Written Agreement, when, as and if one is executed and delivered, and subject to the restrictions and conditions specified therein, if any, neither the Company nor any of its Representatives makes any representation or warranty, express or implied, as to the accuracy or completeness of the Evaluation Material.

8. You agree that money damages and other remedies at law would not be a sufficient remedy for any actual or threatened breach of this Agreement by you or your Representatives, and that, in addition to all other rights and remedies available to the Company, the Company shall be entitled to specific performance and injunctive or other equitable relief, without proof of actual damages (and without the requirement of posting a bond or other security), as a remedy for any such breach, and you further agree to waive, and to use your best efforts to cause your Representatives to waive, any requirement for the securing or posting of any bond in connection with any such remedy.

9. No failure or delay by the Company in exercising any right under this Agreement shall operate as a waiver thereof, nor shall any single or partial exercise thereof preclude any other or further exercise of any right hereunder. No provision of this Agreement may be waived, amended or modified, in whole or in part, nor any consent given, except by way of a writing signed by a duly authorized representative of the Company, which writing specifically refers to this Agreement and the provision so amended or modified or for which such waiver or consent is given. In the event that any provision of this Agreement shall be deemed invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions of this Agreement shall not in any way be affected or impaired thereby.

10. This Agreement shall be construed in accordance with and governed by the internal laws of the State of New York. In respect of any dispute between the parties regarding the subject matter hereof, the parties hereby irrevocably consent and submit to in personam jurisdiction in the courts of New York, County of Suffolk, including the United States courts located in and for the Eastern District of New York, and to all proceedings in such courts. The parties hereby agree that such courts shall be the venue and exclusive and proper forum in which to adjudicate any case or controversy arising either, directly or indirectly, under or in connection with this Agreement and that they will not contest or challenge the jurisdiction or venue of these courts.

11. Prospective Purchaser represents that it is a principal (not a broker) and it and its affiliates and its other Representatives will not look to the Company or the Company's exclusive broker, Select Real Equity Advisors, LLC ("SREA"), for any commission, fee or other compensation in connection with any purchase or sale or other transaction of the Property, or any interest therein. Furthermore, the Prospective Purchaser acknowledges that it has entered into this Agreement of his, her or its own free will, without any coercion on the part of any other person or entity, and that he, she or it has done so in consultation with legal counsel, or has determined not to consult with counsel of his, her or its own free will. Prospective Purchaser represents to the Company that (i) that the person executing this agreement on behalf of Prospective Purchaser is fully and expressly authorized and empowered to do so by its governing instruments and (ii) it has full power and authority to execute, deliver and perform this agreement. Prospective Purchaser acknowledges that the provisions of this agreement are not intended to be a covenant by the Company that the Company will actually sell the Property to Prospective Purchaser or its affiliates, or enter into any binding agreement to do so. Notices and other communications in connection with this agreement may be sent via email or other electronic means.

12. This agreement (i) shall be binding upon Prospective Purchaser and its successors and assigns, and inure to the benefit of the Company and its successors and assigns, (ii)

represents the entire and integrated agreement among the parties hereto with respect to the subject matter covered hereby, (iii) shall not be strictly construed against the Company, all parties agreeing that they have participated fully and equally in the preparation of this agreement, and (iv) may be executed by facsimile signatures (or by copies of physically or electronically signed documents exchanged via email attachments in PDF format or equivalent). A copy of this signed agreement shall be valid and deemed the equivalent of an original hereof.

Please acknowledge your agreement to the foregoing by countersigning this agreement in the place provided below and returning same to the Company or its agent.

Lake Shore Plaza Owner LLC,
a Delaware limited liability company

By: Lake Shore Plaza L.L.C., its sole member

By: MFB Lake Shore Manager LLC, its manager

By: _____
Name: _____
Title: _____

Accepted and Agreed By:
Prospective Purchaser

By: _____
Name: _____
Title: _____