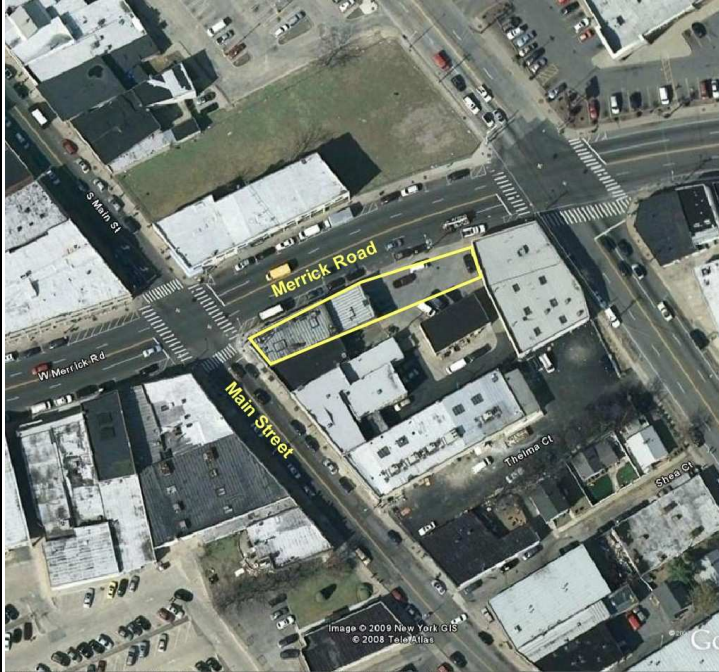


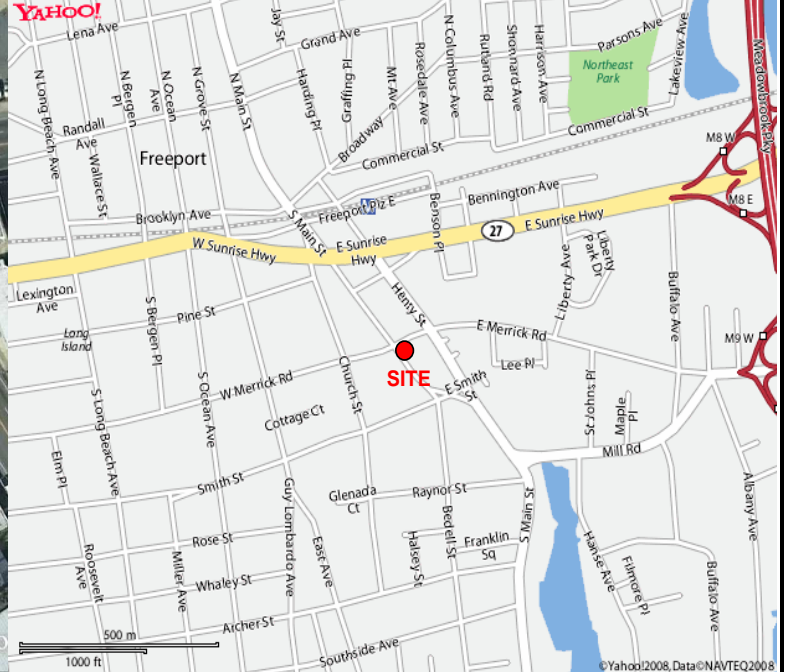
AVAILABLE FOR LEASE OR SALE

107 Main Street, Freeport, New York 11520

AERIAL VIEW



AREA MAP



CONTACT:

RALPH WILKINS
 516.498.1010 ext. 209
rw@comretail.com
MELISSA NAEDER
 516.498.1010 ext. 221
mn@comretail.com

525 Northern Boulevard, Suite 310
 Great Neck, NY 11021
 Tel: 516.498.1010
 Fax: 516.498.1088
www.comretail.com

BUILDING SPECIFICATIONS

- BLDG APPROX. 3,569 SQ. FT. + REAR PARKING
- PRICE UPON REQUEST
- VACANT BUILDING

DEMOGRAPHICS

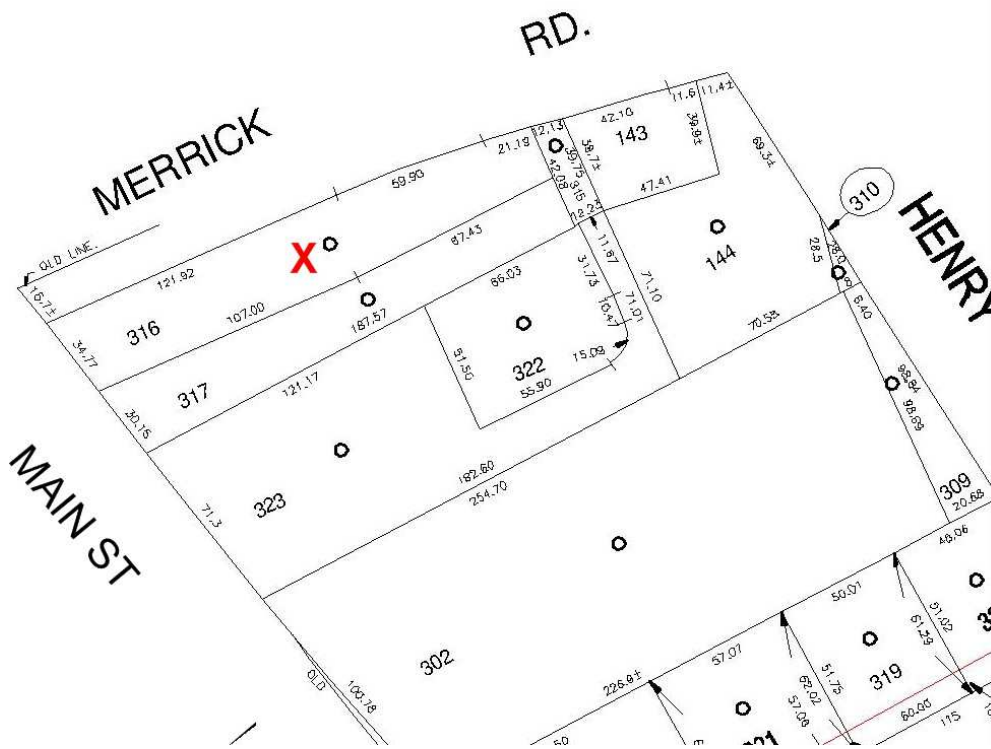
<u>Radius</u>	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	30,288	174,769	423,925
# of Households	8,899	55,548	135,644
Avg. HH Income	\$67,341	\$98,594	\$93,370



December 15, 2008

Subject to errors, omissions, changes or withdrawal without any prior notice

TAX MAP/PHOTO



AGENT:

RALPH WILKINS
516.498.1010 ext. 209
rw@comretail.com

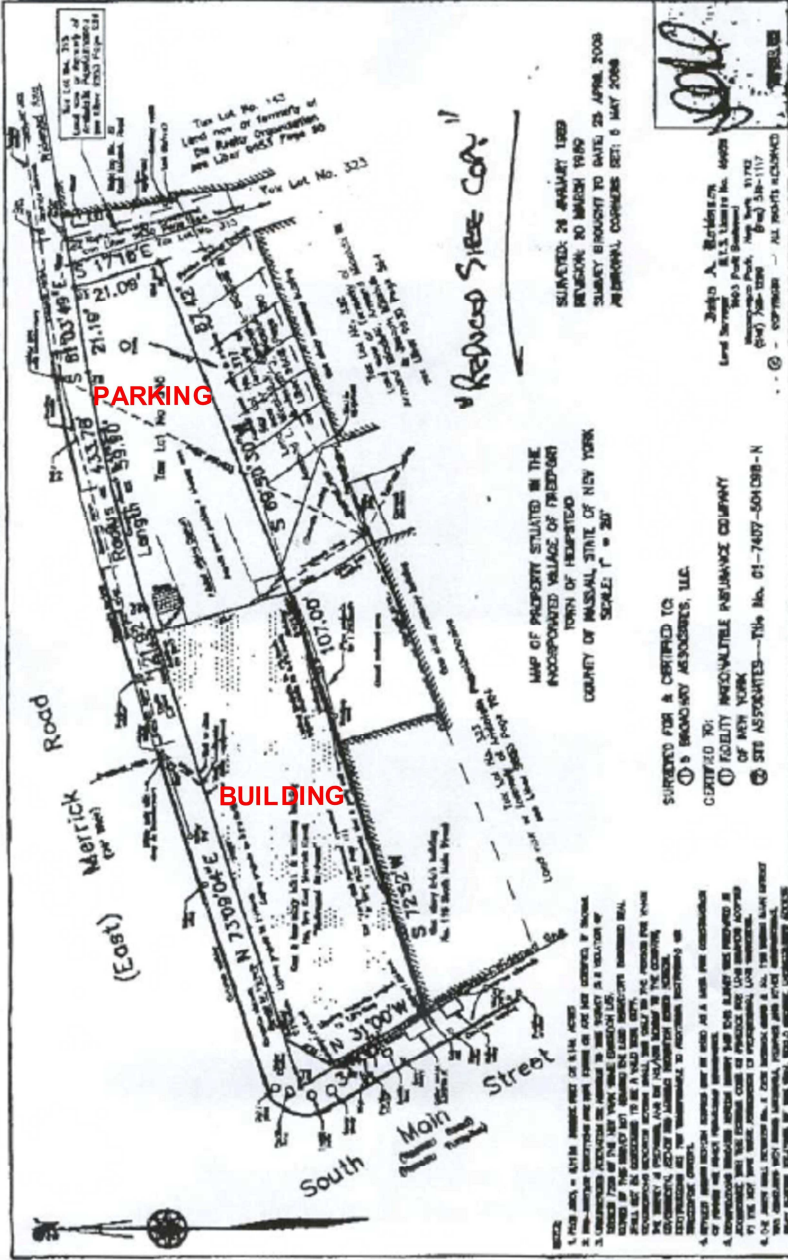
CRA
Commercial
Retail Associates

December 15, 2008

Subject to errors, omissions, changes or withdrawal without any prior notice

SURVEY

COUNTY OF NASSAU SECTION 62 BLOCK 198 LOT No. 316



Handwritten signature

Joseph A. Brinkman
 Licensed Professional Surveyor
 State of New York
 No. 1000
 (516) 734-1117
 ALL RIGHTS RESERVED

SURVEYED: 28 JANUARY 1999
 REVISION: 20 MARCH 1999
 SURVEY BROUGHT TO DATE: 25 APRIL 2008
 PERSONAL CORNERS SET: 6 MAY 2008

MAP OF PROPERTY SITUATED IN THE
 INCORPORATED VILLAGE OF FREDRICK
 TOWN OF HEMPSTEAD
 COUNTY OF NASSAU STATE OF NEW YORK
 SCALE: 1" = 20'

SURVEYED FOR & CERTIFIED TO
 ① S. BRADSHAW ASSOCIATES, LLC
 CERTIFIED BY:
 ① FACILITY PROFESSIONAL INSURANCE COMPANY
 OF NEW YORK
 ② SITE ASSOCIATES—THIS No. 01-7407-504098-N

NOTES:
 1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1980.
 2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ENCUMBRANCES OR OTHER INTERESTS.
 3. UNDISCOVERED ENCUMBRANCES ARE NOT SHOWN ON THIS SURVEY AS A RESULT OF THE VISUAL INSPECTION.
 4. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ENCUMBRANCES OR OTHER INTERESTS.
 5. UNDISCOVERED ENCUMBRANCES ARE NOT SHOWN ON THIS SURVEY AS A RESULT OF THE VISUAL INSPECTION.
 6. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ENCUMBRANCES OR OTHER INTERESTS.
 7. UNDISCOVERED ENCUMBRANCES ARE NOT SHOWN ON THIS SURVEY AS A RESULT OF THE VISUAL INSPECTION.
 8. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ENCUMBRANCES OR OTHER INTERESTS.
 9. UNDISCOVERED ENCUMBRANCES ARE NOT SHOWN ON THIS SURVEY AS A RESULT OF THE VISUAL INSPECTION.
 10. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ENCUMBRANCES OR OTHER INTERESTS.
 11. UNDISCOVERED ENCUMBRANCES ARE NOT SHOWN ON THIS SURVEY AS A RESULT OF THE VISUAL INSPECTION.



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 RALPH WILKINS
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December 15, 2008

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