

OPTION B - MIXED USE DEVELOPMENT



PROGRAM

RETAIL 1	15,600 SF
RETAIL 2	7,000 SF
RETAIL 3	7,000 SF
RETAIL 4	8,800 SF
RETAIL 5	9,200 SF
RETAIL 6	8,000 SF
RETAIL 7	7,000 SF
RETAIL 8	15,000 SF
RETAIL 9	40,000 SF
RETAIL 10	13,500 SF
RETAIL 11	7,000 SF
RETAIL 12	6,000 SF
RETAIL 13	8,000 SF
RETAIL 14	7,000 SF
RETAIL 15	11,000 SF
RETAIL 16	4,000 SF
RETAIL 17	3,000 SF
RETAIL 18	8,800 SF
RETAIL 19	6,000 SF
RETAIL 20	9,200 SF
RETAIL 21	6,000 SF
RETAIL 22	8,800 SF
TOTAL	215,900 SF

4.5 PARKING SPACES PER
1,000 SF OF RETAIL

OFFICE

OFFICE ABOVE RETAIL 1-6	27,600 SF
MEDICAL OFFICE BUILDING	15,000 SF

44 TOWNHOMES

14 THREE BEDROOM UNITS
30 TWO BEDROOM UNITS

35% PRESERVED AREA

SCALE: 1"=200'

PREPARED BY:
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Middle Country Rd & William Floyd Pkwy

Ridge, New York

- Ehlers Properties
- Lauro Group, Inc.

PUBLIC SPACE CHARACTER

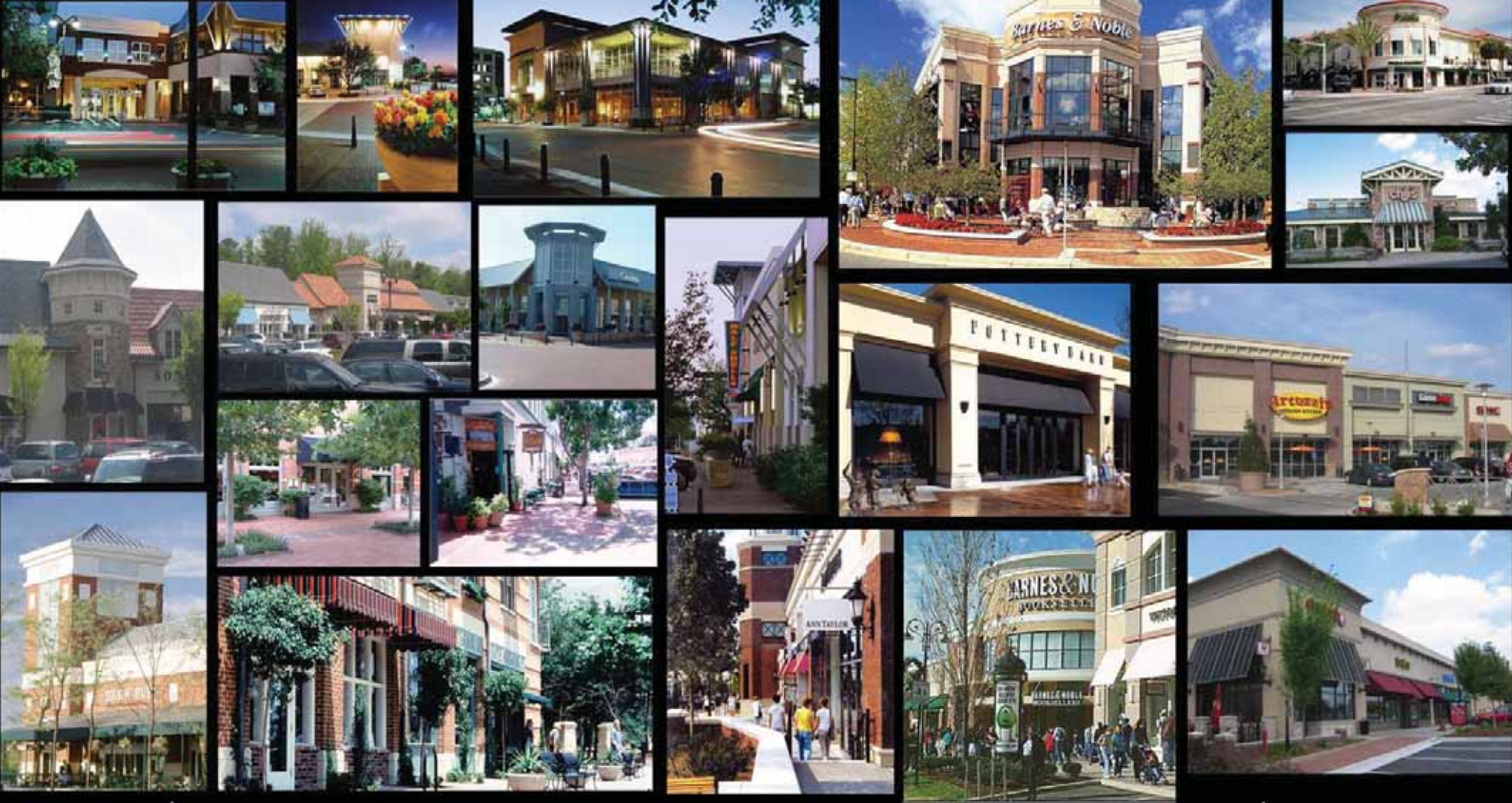


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RETAIL SPACE CHARACTER



Middle Country Rd & William Floyd Pkwy

Ridge, New York



Scale as noted

- Ehlers Properties
- Lauro Group, Inc.

STREETSCAPE CHARACTER



Middle Country Rd & William Floyd Pkwy

Ridge, New York

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