



acquisition | management
brokerage | development

**Solid foundation and
extensive expertise for
nearly 100 years.**

Milbrook Properties Ltd is a real estate management, acquisition, and development company with quality, income-producing properties.

The multi-generational, family-owned, and operated company, Milbrook Properties, stands apart as a real estate organization featuring full-time, hands-on supervision, maintenance, and leasing system.



AVIATION PLAZA



TARGET



STAPLES

OLD NAVY

Marshalls

POLISH & SLAVIC
RESTAURANT

WINGS
SPACE FOR RENT
516-869-1240

HOOK & REEL

OPEN
24 HOURS
7 DAYS A WEEK
PHARMACY

ShopRite

Michaels

MadRags

Applebees

Chevy's

PROPERTY
MANAGED BY MILBROOK PROPERTIES 516-869-1240



The foundation for Milbrook Properties began in the early 1930s as a small family-owned business and has evolved to become a formidable commercial and multi-family real estate organization. We attribute our success as a fifth-generation, family-owned, and operated company to the strategic vision and sound decision-making that started almost a century ago.

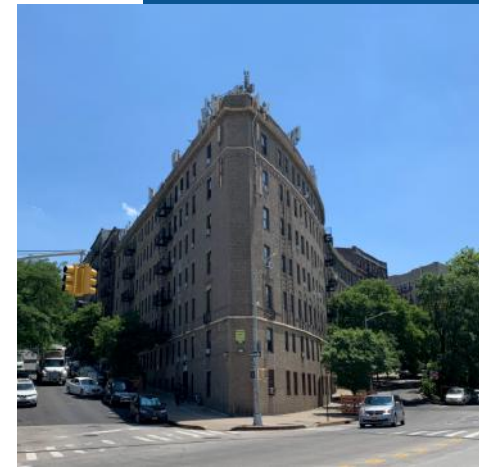
Our hallmarks include:

- Highly experienced managerial team in all facets of property management
- Complete range of personalized services tailored to each property
- Full service integrated leasing, legal, and maintenance departments

A Family Business Rooted In Tradition

A proven business philosophy is inherent at Milbrook Properties. Since our founding years, we have relied upon a set of core principles that has developed into five generations of successful family ownership.

We have been able to effectively and readily adapt to industry and marketplace changes while progressing into an expanding billion-dollar retail, office, and multi-family residential real estate company. Today, we are still grounded in our family traditions and principles, while continuing to maintain loyalty, commitment, and a strong work ethic.





Acquisitions: A Portfolio of High Quality Locations

Milbrook Properties has been actively acquiring and managing commercial real estate throughout the East coast. Combining a solid foundation with extensive expertise, we have amassed an impressive portfolio of high-quality commercial and multi-family residential properties. Milbrook's ability to grow is attributed to its acquisition team who utilizes conservative yet competitive strategies to quickly and efficiently close the deal.



Leasing: Above and Beyond the Standard

Our leasing department embraces the value of quality tenants and has established a streamlined process. We are committed to maximizing all revenue streams while ensuring a well-balanced mix of tenants to support the needs of the local areas where our properties are located.

Milbrook maintains:

- Low turnover rate
- High tenant satisfaction
- Competitive leasing strategy



Portfolio Throughout The East Coast

New York

Adams Commerce Plaza | Hauppauge | 28,562 sf

Baldwin Square | Baldwin | 77,804sf

Bay Shore Commons | Bay Shore | 109,295 sf

Bethpage Plaza | Bethpage | 75,000 sf

Bi-County Commons | East Farmingdale | 69,991 sf

Bohemia Shopping Plaza | Bohemia | 78,100 sf

Burnside Retail Strip | Bronx | 16,904 sf

Cherry Valley Plaza | West Hempstead | 34,681 sf

Huntington Crossroads | Huntington | 12,890 sf

Huntington Shoppes | Huntington | 16,824 sf

Kenmore Plaza | Seaford | 21,399 sf

Lake Shore Plaza | Lake Ronkonkoma | 87,560 sf

Main Street Promenade | Nyack | 29,090 sf

Meat Farms Center | Lake Ronkonkoma | 124,584 sf

The Shoppes at Market Street | Nanuet | 70,432 sf

Waverly Plaza | Holtsville | 10,822 sf

1 Audubon Ave | New York | 2,832 sf | 55 Apts

108 W. 227th St | Bronx | 82 Apts

120 W. 228th St | Bronx | 4,516 sf | 59 Apts

1325-1337 Edward L. Grant Hwy | Bronx | 84 Apts

16 E. 169th St | Bronx | 2,026 sf | 62 Apts

1645 Grand Concourse | Bronx | 4,500 sf | 72 Apts

2121 Westbury Ct | Brooklyn | 7,000 sf | 66 Apts

216 W. 102nd St | New York | 7,800 sf | 37 Apts

2387 Morris Ave | Bronx | 4,259 sf | 29 Apts

2525 Morris Ave | Bronx | 64 Apts

2820 Bailey Ave | Bronx | 773 sf | 100 Apts

320 Eastern Pkwy | Brooklyn | 4,460 sf | 50 Apts

374 Wadsworth Ave | New York | 43 Apts

4520 Broadway | New York | 4,500 sf | 54 Apts

4841 Broadway | New York | 4,337 sf | 40 Apts

512-520 Isham St | New York | 3,813 sf | 65 Apts

550-556 W. 180th St | New Yprk | 61 Apts

561 W. 180th St | New York | 6,000 sf | 40 Apts

590 W. 174th St | New York | 5,568 sf | 44 Apts

598 W. 117th St | New York | 3,568 sf | 65 Apts

601 W. 184th St | New York | 5,400 sf | 38 Apts

760-762 Riverside Dr | New York | 56 Apts

New Jersey

2059 Williamstown | Williamstown | 7,664 sf | 1 Home

Aviation Plaza | Linden | 644,565 sf

Bayville Commons | Bayville | 155,963 sf

Edison Plaza | Edison | 104,082 sf

Essex Mall | West Caldwell | 189,773 sf

Princeton Meadows SC | Plainsboro | 66,072 sf

Royal Plaza | East Windsor | 25,870 sf

Tennent Nine SC | Manalapan | 60,398 sf

Windsor Corner | East Windsor | 130233 sf

Florida

Flamingo Market Place | Pembroke Pines | 177,726 sf

Hollywood Palms SC | Hollywood | 210,864 sf

Palm Johnson Plaza | Pembroke Pines | 90,340 sf

Point Plaza | Tampa | 97,084 sf

Shoppes at Margate | Margate | 52,758 sf

Shoppes at Pembroke | Pembroke Pines | 79,568 sf

Delaware

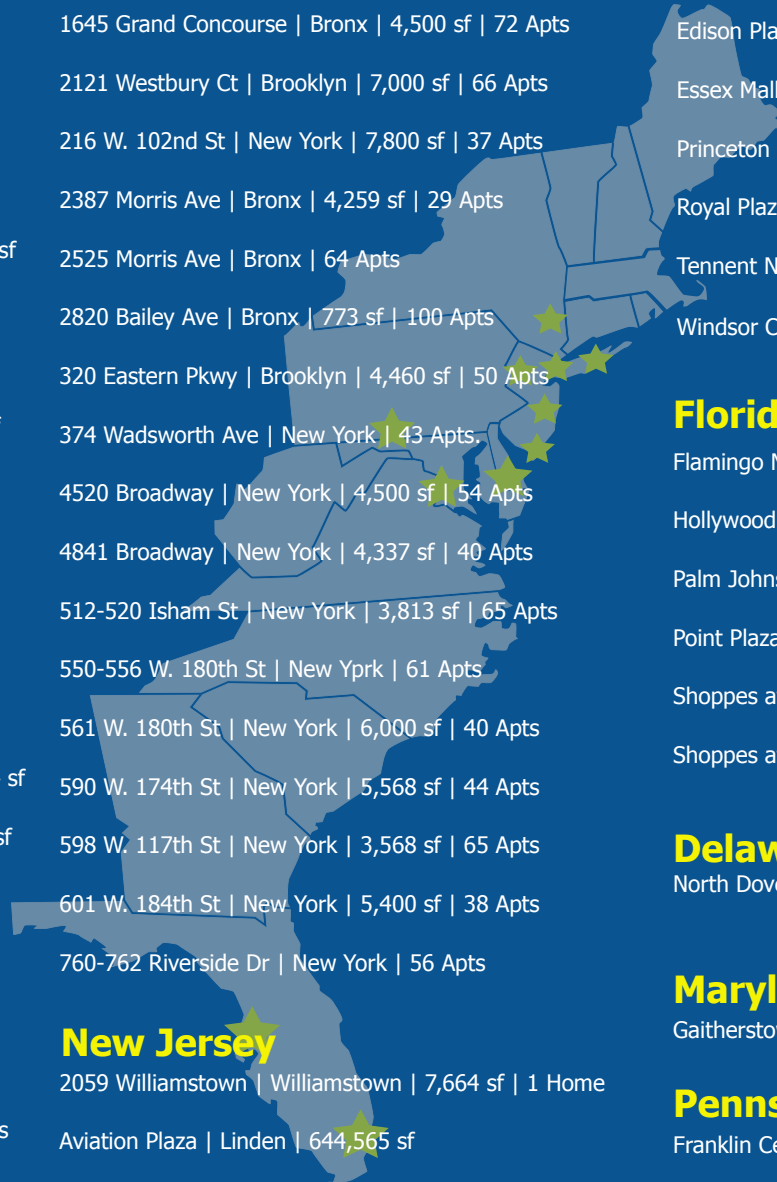
North Dover Center | Dover | 191,974 sf

Maryland

Gaitherstowne Plaza | Gaithersburg | 71,329 sf

Pennsylvania

Franklin Center | Chambersburg | 174,647 sf



Property Management: On the Cutting Edge

All operations required for the success of our real estate holdings are conducted in-house. These include:

- Accounting
- Budgeting and forecasting
- Construction
- Financial Review
- Leasing
- Legal
- Maintenance
- Technology

Our dedicated teams are comprised of competent, experienced real estate professionals who work hands-on to optimize the performance of each of the properties we manage. Milbrook provides 24/7 management:

- Sophisticated IT center
- Integrated telephone system
- 24-hour on premises video recording
- 24-hour emergency response

The Milbrook Advantage

In today's highly competitive business climate, uncertainty and risk are ever-present. Milbrook Properties eliminates this risk by providing the purchasing power and financial stability necessary to reduce costs and maintain total control over our assets.

Whether our expertise is needed in acquisitions, construction, leasing, or management, our flexible internal structure allows us the agility to move swiftly and to provide solutions that positively affect our properties, tenants, and the communities we serve.



"My interaction with Milbrook has been nothing short of outstanding. They are prompt, professional, courteous, and responsive. It is a breath of fresh air interacting with Milbrook. They still have the personal touch in business that is missing from so many other organizations".

- Jeremy B.



Corporate Office

42 Bayview Ave.
Manhasset, NY 11030



Phone & Fax

P: (516) 869-1240
F: (516) 869-8576



Web & Email

info@milbrookproperties.com
www.milbrookproperties.com



**milbrook
properties Ltd.**
