



Urstadt Biddle Properties Inc.
321 Railroad Avenue, Greenwich, CT 06830

FOR LEASING INFORMATION, PLEASE CONTACT:

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Retail Space Available

WESTCHESTER COUNTY, NY				
BRIARCLIFF MANOR, NY				(Pleasantville Road)
Property:	Chilmark Shopping Center			GLA: 38,000
Anchors:	Food Emporium, Dress Barn, Radio Shack, Subway			
Available:	<u>Sq. Ft.</u>	<u>Rent PSF</u>	<u>Comments</u>	
	4,595	\$35.00 NNN	End Cap facing Food Emporium - can be divided	
EASTCHESTER, NY				(Route 22)
Property:	The Shoppes @ Eastchester			GLA: 70,000
Anchors:	Food Emporium, Safavieh Home Furnishings, Dress Barn, Sleepy's			
Available:	<u>Sq. Ft.</u>	<u>Rent PSF</u>	<u>Comments</u>	
	11,643	\$35.00 NNN	Available 10/07	
OSSINING, NY				(Route 9)
Property:	Arcadian Shopping Center			GLA: 161,000
Anchors:	Stop & Shop, Mandee, Toy Works, Hollywood Video, WAMU, EB Games, Starbucks			
Available:	<u>Sq. Ft.</u>	<u>Rent PSF</u>	<u>Comments</u>	
	6,000	\$25.00 NNN	Upcoming Stop & Shop Renovation/Expansion! Can be made available	
	5,100	\$28.00 NNN	New building infill space to be built	
	1,050	\$30.00 NNN	Deal Pending	
PELHAM MANOR, NY				(Boston Post Road a/k/a Route 1)
Property:	Gristedes Shopping Center			GLA: 26,000
Anchors:	Gristedes, Bank of America, Mix of Convenience/Service Tenants			
Available:	<u>Sq. Ft.</u>	<u>Rent PSF</u>	<u>Comments</u>	
	1,650	\$35.00 NNN	Can be made available	
RYE, NY (27-29, 43 & 48-54 Purchase Street)				(Purchase Street)
RYE BROOK/PORT CHESTER, NY (Biltmore Shopping Center)				(Bowman Avenue)
Property:	Rye Portfolio			RYE GLA: 40,000
Anchors:	Mix of Convenience/Service Tenants			
Available:	<u>Sq. Ft.</u>	<u>Rent PSF</u>	<u>Comments</u>	BILTMORE GLA: 39,000
	2,240	\$38.00 NNN	Upcoming Biltmore Façade Renovation! Biltmore Center - Can be made available	
	1,400	\$38.00 NNN	Biltmore Center - Can be made available	
	600	\$65.00 + Taxes	Purchase Street	
SOMERS, NY				(Intersection of Route 6 & Route 118)
Property:	Somers Commons			GLA: 135,000
Anchors:	Super Stop & Shop, Home Goods, New York Sports Club, Chili's, Sleepy's, Cardsmart			
Available:	<u>Sq. Ft.</u>	<u>Rent PSF</u>	<u>Comments</u>	
	2,235	\$25.00 NNN	Available 7/07	
SOMERS, NY				(Corner of Route 100 & Route 202)
Property:	Towne Centre at Somers			GLA: 78,000
Anchors:	CVS, Post Office, GNC, Curves, Chase Bank			
Available:	<u>Sq. Ft.</u>	<u>Rent PSF</u>	<u>Comments</u>	
	3,500	\$30.00 NNN	Now Open: CVS Can be combined with 959 sf	
	959	\$30.00 NNN	End Cap	
SOMERS, NY				(Route 202)
Property:	Heritage 202 Center			GLA: 19,000
Anchors:	Putnam Bank, Imperial Wok, Healthcare Pharmacy			
Available:	<u>Sq. Ft.</u>	<u>Rent PSF</u>	<u>Comments</u>	
	994	\$30.00 NNN	Can be made available	
WHITE PLAINS, NY				(Corner S. Broadway & Maple Ave.)
Property:	Westchester Pavilion			GLA: 185,000
Anchors:	Sports Authority, Borders, Toys R Us, Daffy's, Outback Steakhouse			
Available:	<u>Sq. Ft.</u>	<u>Rent PSF</u>	<u>Comments</u>	
	15,000+	\$20.00 NNN	New 4th Floor Retail Development Opportunity! KIOSKS BEING OFFERED FOR THE FIRST TIME	
YONKERS, NY				(Central Park Ave)
Property:	Central Plaza (Property Not Owned By UBP)			GLA: 139,000
Anchors:	Barnes & Noble, Modell's, Party City, David's Bridal, Bombay Company			
Available:	<u>Sq. Ft.</u>	<u>Rent PSF</u>	<u>Comments</u>	
	5,900	\$40.00 NNN		
	3,300	\$40.00 NNN		
	1,300	\$40.00 NNN		
YORKTOWN, NY				(Route 202)
Property:	Staples Plaza			GLA: 200,000
Anchors:	Bed, Bath & Beyond, AC Moore, Staples, and Party City. Shadow anchored by BJ's.			
Available:	<u>Sq. Ft.</u>	<u>Rent PSF</u>	<u>Comments</u>	
	4,800	\$45.00 NNN	Coming Soon: Subway Existing Drive-Thru	
FAIRFIELD COUNTY, CT				
DANBURY, CT				(Backus Avenue & Kenosia Avenue)
Property:	Danbury Square			GLA: 194,000
Anchors:	Christmas Tree Shops, Barnes & Noble, David's Bridal, Toys "R" Us, Babies "R" Us, Famous Footwear			
Available:	<u>Sq. Ft.</u>	<u>Rent PSF</u>	<u>Comments</u>	
	3,900	\$35.00 NNN	Next to Famous Footwear	
	3,500	\$35.00 NNN	Can be made available - end cap	
DANBURY, CT				(Backus Avenue & Kenosia Avenue)
Property:	Airport Plaza			GLA: 33,000
Anchors:	Fortunoff Furniture, Boston Billiards, Sleepy's, Cold Stone Creamery			
Available:	<u>Sq. Ft.</u>	<u>Rent PSF</u>	<u>Comments</u>	
	8,116	\$30.00 NNN	Newly Renovated Center! Can be made available	

DARIEN, CT				(Old Kings Highway)
Property:	Goodwives Shopping Center			GLA: 95,000
Anchors:	Shaw's Supermarket, Rugged Bear, Learning Express, Baskin Robbins, Stride Rite, Blue Tulip			
Available:	100% Leased - Call for future availability			
MONROE, CT				(Route 25)
Property:	Starbucks Plaza	Brand New Strip Center!		GLA: 10,100
Anchors:	Starbucks			
Available:	<u>Sq. Ft.</u>	<u>Rent PSF</u>	<u>Comments</u>	
	1,658	\$30.00 NNN	End cap	
RIDGEFIELD, CT				(Main Street & Bailey Avenue)
Property:	Ridgefield Center - Downtown Streetfront			GLA: 51,000
Anchors:	Chico's, Escape Design Furniture, Subway			
Available:	<u>Sq. Ft.</u>	<u>Rent PSF</u>	<u>Comments</u>	
	1,322	\$42.00 + Taxes	Next door to Chicos - plus basement	
	1,200	\$15.00 + Taxes	Behind Main Street	
STAMFORD, CT				(Between Summer & Bedford Street)
Property:	Ridgeway Shopping Center	Coming Soon: Modell's		GLA: 369,000
Anchors:	Stop & Shop, Marshall's, Bed Bath & Beyond, Staples, Party City, CVS, Old Navy, LA Fitness			
Available:	<u>Sq. Ft.</u>	<u>Rent PSF</u>	<u>Comments</u>	
	2,322	\$25.00 NNN	Next to Modell's-Second floor retail	
	700	\$55.00 NNN	Can be made available	
STRATFORD, CT				(Ferry Blvd/Junction of I-95, Rte1&Rte110)
Property:	The Dock Shopping Center	Coming Soon: BJ's Wholesale Club		GLA: 269,000
Anchors:	Super Stop & Shop, Staples, Petco, KB Toys			
Available:	<u>Sq. Ft.</u>	<u>Rent PSF</u>	<u>Comments</u>	
	26,000	TBD	New retail to be built	
	16,000	\$22.00 NNN	Currently occupied by Joann Fabrics	
	Pad	TBD	Pad site available	
WESTPORT, CT				(Boston Post Road)
Property:	Greens Farms Plaza			GLA: 39,000
Anchors:	Pier 1 Imports, Munson's Chocolates, Coco Spa, Curves			
Available:	<u>Sq. Ft.</u>	<u>Rent PSF</u>	<u>Comments</u>	
	14,100	TBD	Can be made available	
ADDITIONAL MARKETS				
MERIDEN, CT				(Route 5 - Just North of Merritt Pkwy)
Property:	Townline Square			GLA: 316,000
Anchors:	ShopRite, Old Navy, Linen N Things, Marshalls, Burlington Coat Factory, Famous Footwear, Panera Bread			
Available:	<u>Sq. Ft.</u>	<u>Rent PSF</u>	<u>Comments</u>	
	6,188	\$22.00 NNN	Can be made available	
Exclusive Broker:	Northeast Retail Leasing: Richard Korris: 860-683-9000			
ORANGE, CT				(Route 1 - Boston Post Road)
Property:	Orange Meadows			GLA: 78,000
Anchors:	Thomasville Furniture, Talbots Outlet, Trader Joe's			
Available:	<u>Sq. Ft.</u>	<u>Rent PSF</u>	<u>Comments</u>	
	13,074	TBD	Lease pending	
	10,330	\$25.00 NNN	Can be divided	
SPRINGFIELD, MA				(Route 21 & Bicentennial Highway)
Property:	Five Town Plaza			GLA: 326,000
Anchors:	Big Y, Burlington Coat, Michael's Arts & Crafts, Dress Barn, Radio Shack			
Available:	<u>Sq. Ft.</u>	<u>Rent PSF</u>	<u>Comments</u>	
	13,765	\$15.00 NNN	Next to Burlington Coat-can be made available	
	9,755	\$12.00 NNN	Next to Dress Barn	
Exclusive Broker:	Northeast Retail Leasing: Richard Korris or Mike Sarasin: 860-683-9000			
NEWINGTON, NH				(Woodbury Avenue - Across from Fox Run Mall)
Property:	Newington Park			GLA: 102,000
Anchors:	JoAnn Fabrics, Linens N Things, I Party, Outback Steakhouse			
Available:	<u>Sq. Ft.</u>	<u>Rent PSF</u>	<u>Comments</u>	
	3,500	\$15.00 NNN	Office/Retail can be made available	
Exclusive Broker:	Shanley Realtors: David Lefebvre: 603-436-4808 x108			
EMERSON, NJ				
Property:	Emerson Shopping Center			GLA: 92,400
Anchors:	ShopRite, Verizon, Dunkin Donuts/Baskin Robbins, H&R Block			
Available:	<u>Sq. Ft.</u>	<u>Rent PSF</u>	<u>Comments</u>	
	2,800	TBD	Rear retail	
	1,850	TBD	Rear retail	
WAYNE, NJ				(Valley Road & Preakness Avenue)
Property:	Valley Ridge Shopping Center			GLA: 102,000
Anchors:	A&P Sav-A-Center, U.S. Post Office, Harmon Cosmetics, Alphagraphics			
Available:	<u>Sq. Ft.</u>	<u>Rent PSF</u>	<u>Comments</u>	
	1,766	\$28.00 NNN	Can be made available	
CARMEL, NY				(Route 52)
Property:	Carmel ShopRite Center			GLA: 129,000
Anchors:	ShopRite, Cinema North Multiplex, Eckerd Drugs, Gold's Gym			
Available:	<u>Sq. Ft.</u>	<u>Rent PSF</u>	<u>Comments</u>	
	1,600 + 3,600	\$20.00 NNN	Former hair salon - can be combined for 5,200 sf	
	9,600	\$16.00 NNN	Can be made available	
FLUSHING, NY				(Main Street and 72nd Avenue)
Property:	Downtown Streetfront Portfolio			GLA: 24,000
Anchors:	Mix of Convenience/Service Tenants			
Available:	<u>Sq. Ft.</u>	<u>Rent PSF</u>	<u>Comments</u>	
	2,180	TBD	Call for details	
	1,300	TBD	Call for details	
	1,040	TBD	Call for details	
Exclusive Broker:	Sholom & Zuckerbrot Realty LLC: Franklin Zuckerbrot: 718-392-5959			

This listing is subject to errors, omissions and change in price and withdrawal without notice.

We are buying Shopping Centers North of New York City, South of Hartford, CT, East of the Hudson River.

Community Centers in Fairfield, Westchester and Putnam Counties preferred. Contact our Acquisitions Department at (203)863-8200.

Update As Of 5/1/07.