

**FOR SALE: +/- 1.28 Acre Development Lot  
93 Ruland Rd. Melville, NY**

## Conceptual Rendering of a Column Free 18,000sf Building for Sports or Industrial Use



\*Rendering Not to Scale as well not necessarily to code it was not created by architect. If interested seek assistance from licensed local Architect

**For More Information Contact Exclusive Broker:**

### Property Description:

**MARIO ASARO**  **SIOR**

PRESIDENT/ BROKER

Cell: 631.553.7329

Office: 631.694.3500 Ext 301

masaro@industryone.com

- 1.28 Acre lot + Additional Potential lot in blue
- Zoned I-2
- ¼ Mile to Route 110
- Median Household Income \$141,232/annual
- Possible Uses: Warehouse, Office, Commercial, Resi

**Sale Pricing: \$2,395,000 - See Page 2  
Land Deal Only with Existing House**



**180Ft x 100FT**



**22ft Clear Column Free  
18,000sf Building**





**Building is ready for shipment at this price!**

**Price does not include installation and site work.**

QUOTE #	1302023385
BUILDING TYPE	Toro - MP
REVISION DATE	

INSTALLATION SITE
(Site TBD), NY
18,000 sq ft

BUILDING SPECIFICATIONS				
USAGE		Storage Building		
WIDTH		100'		
LENGTH		180'		
EAVE HEIGHT		20'= 24'2"		
ROOF PITCH		1:12		
OVERHEAD DOORS	End Wall B	(1) 10x10 (2) 12x14	<ul style="list-style-type: none"> <li>• IBC- 2021(NY) category two</li> <li>• 30 PSF snow load</li> <li>• 140 MPH wind speed</li> <li>• 4 PSF uniform collateral load</li> <li>• Seismic per IBC</li> </ul>	
	End Wall D	None		
FRAMED OPENINGS	Side Wall A	(3) walk doors		
	Side Wall C	None		
SERVICE DOORS	Complete/Insul.	None		
WINDOWS	Frame Kits	None	❖ CLEAR-SPAN	
INSULATION	Roof Walls	R30 R19	<ul style="list-style-type: none"> <li>✓ Stamped building drawings included.</li> <li>✓ Stamped reactions and calcs included.</li> </ul>	
INT. STEEL LINER	Roof Walls	None None		
GUTTERS & DOWNS		Full Building		
ROOF TYPE		26-ga		
WALL TYPE	Screw-Down	26-ga PBR	BUILDING PRICE	\$520,250.00
OVERHANG		None	FREIGHT	Included
VENTILATION		None		
COLORS			SUB-TOTAL	\$520,250.00
WALLS	Polar White		SALES TAX	TBD
TRIM	Polar White			
ROOF	Galvalume Plus		GRAND TOTAL (USD)	TBD
STRUCTURAL STEEL	Gray Primer			



# Views of Property







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All information is from sources deemed reliable, and is submitted subject to errors, omissions, change of price, rental, prior sale and withdrawal without notice

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150 Broadhollow Rd. Suite 315 Melville, NY 11747

## Consumer Spending Details

Radius	2 mile			5 mile			
^ Collapse All	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita	Total Spending
^ Apparel	<b>\$8,707,261</b>	<b>\$2,149</b>	<b>\$758</b>	<b>\$194,332,687</b>	<b>\$2,226</b>	<b>\$723</b>	<b>\$752,614,231</b>
Women's Apparel	\$3,573,812	\$882	\$311	\$77,407,256	\$887	\$288	\$299,025,675
Men's Apparel	\$1,867,999	\$461	\$163	\$41,403,575	\$474	\$154	\$160,755,726
Girl's Apparel	\$554,858	\$137	\$48	\$13,201,686	\$151	\$49	\$51,395,975
Boy's Apparel	\$393,519	\$97	\$34	\$9,379,537	\$107	\$35	\$36,416,749
Infant's Apparel	\$314,929	\$78	\$27	\$7,862,780	\$90	\$29	\$30,557,282
Footwear	\$2,002,144	\$494	\$174	\$45,077,853	\$516	\$168	\$174,462,824
^ Entertainment, Hobbies & P...	<b>\$25,292,692</b>	<b>\$6,242</b>	<b>\$2,201</b>	<b>\$525,903,374</b>	<b>\$6,025</b>	<b>\$1,957</b>	<b>\$2,032,073,921</b>
Entertainment	\$2,868,616	\$708	\$250	\$64,327,768	\$737	\$239	\$248,970,745
TV, Radio & Sound Equipment	\$5,405,003	\$1,334	\$470	\$114,682,207	\$1,314	\$427	\$440,607,609
Reading Material	\$456,354	\$113	\$40	\$8,797,741	\$101	\$33	\$33,888,705
Pets, Toys, Hobbies	\$4,416,268	\$1,090	\$384	\$92,762,876	\$1,063	\$345	\$361,211,773
Personal Items	\$12,146,451	\$2,998	\$1,057	\$245,332,782	\$2,811	\$913	\$947,395,089
^ Food & Alcohol	<b>\$45,750,153</b>	<b>\$11,291</b>	<b>\$3,982</b>	<b>\$984,584,238</b>	<b>\$11,280</b>	<b>\$3,664</b>	<b>\$3,814,215,354</b>
Food at Home	\$22,934,696	\$5,660	\$1,996	\$509,315,013	\$5,835	\$1,895	\$1,968,034,487
Food Away From Home	\$19,294,219	\$4,762	\$1,679	\$403,606,987	\$4,624	\$1,502	\$1,566,220,022
Alcoholic Beverages	\$3,521,238	\$869	\$306	\$71,662,238	\$821	\$267	\$279,960,845
^ Household	<b>\$33,714,656</b>	<b>\$8,320</b>	<b>\$2,934</b>	<b>\$696,446,187</b>	<b>\$7,979</b>	<b>\$2,592</b>	<b>\$2,696,469,581</b>
House Maintenance & Repair	\$6,753,259	\$1,667	\$588	\$147,560,281	\$1,691	\$549	\$568,405,334
Household Equipment/Furniture	\$11,798,850	\$2,912	\$1,027	\$243,461,992	\$2,789	\$906	\$940,560,976
Household Operations	\$10,151,410	\$2,505	\$883	\$209,125,720	\$2,396	\$778	\$813,005,223
Housing Costs	\$5,011,137	\$1,237	\$436	\$96,298,194	\$1,103	\$358	\$374,498,048
^ Transportation & Maintenance	<b>\$43,617,056</b>	<b>\$10,764</b>	<b>\$3,796</b>	<b>\$956,624,799</b>	<b>\$10,960</b>	<b>\$3,560</b>	<b>\$3,714,695,179</b>
Boats & Outboard Motor	\$20,255,902	\$4,999	\$1,763	\$460,741,550	\$5,279	\$1,715	\$1,799,737,028
Vehicle Expenses	\$1,575,531	\$389	\$137	\$31,434,602	\$360	\$117	\$120,028,268
Gasoline	\$9,354,917	\$2,309	\$814	\$209,936,308	\$2,405	\$781	\$813,146,882
Transport	\$6,970,586	\$1,720	\$607	\$138,583,895	\$1,588	\$516	\$532,458,154
Auto Maintenance, Repair & ...	\$5,460,120	\$1,348	\$475	\$115,928,444	\$1,328	\$431	\$449,324,847
^ Health Care	<b>\$8,814,044</b>	<b>\$2,175</b>	<b>\$767</b>	<b>\$181,288,870</b>	<b>\$2,077</b>	<b>\$675</b>	<b>\$702,423,186</b>
Medical Services	\$5,354,533	\$1,321	\$466	\$109,559,270	\$1,255	\$408	\$425,732,854
Medical Supplies	\$973,239	\$240	\$85	\$20,139,362	\$231	\$75	\$77,503,997
Prescription Drugs	\$2,486,272	\$614	\$216	\$51,590,238	\$591	\$192	\$199,186,335
^ Education & Daycare	<b>\$15,600,803</b>	<b>\$3,850</b>	<b>\$1,358</b>	<b>\$307,434,285</b>	<b>\$3,522</b>	<b>\$1,144</b>	<b>\$1,196,550,921</b>
<b>Total Specified Consumer S...</b>	<b>\$181,496,665</b>	<b>\$44,792</b>	<b>\$15,796</b>	<b>\$3,846,614,440</b>	<b>\$44,069</b>	<b>\$14,315</b>	<b>\$14,909,042,373</b>

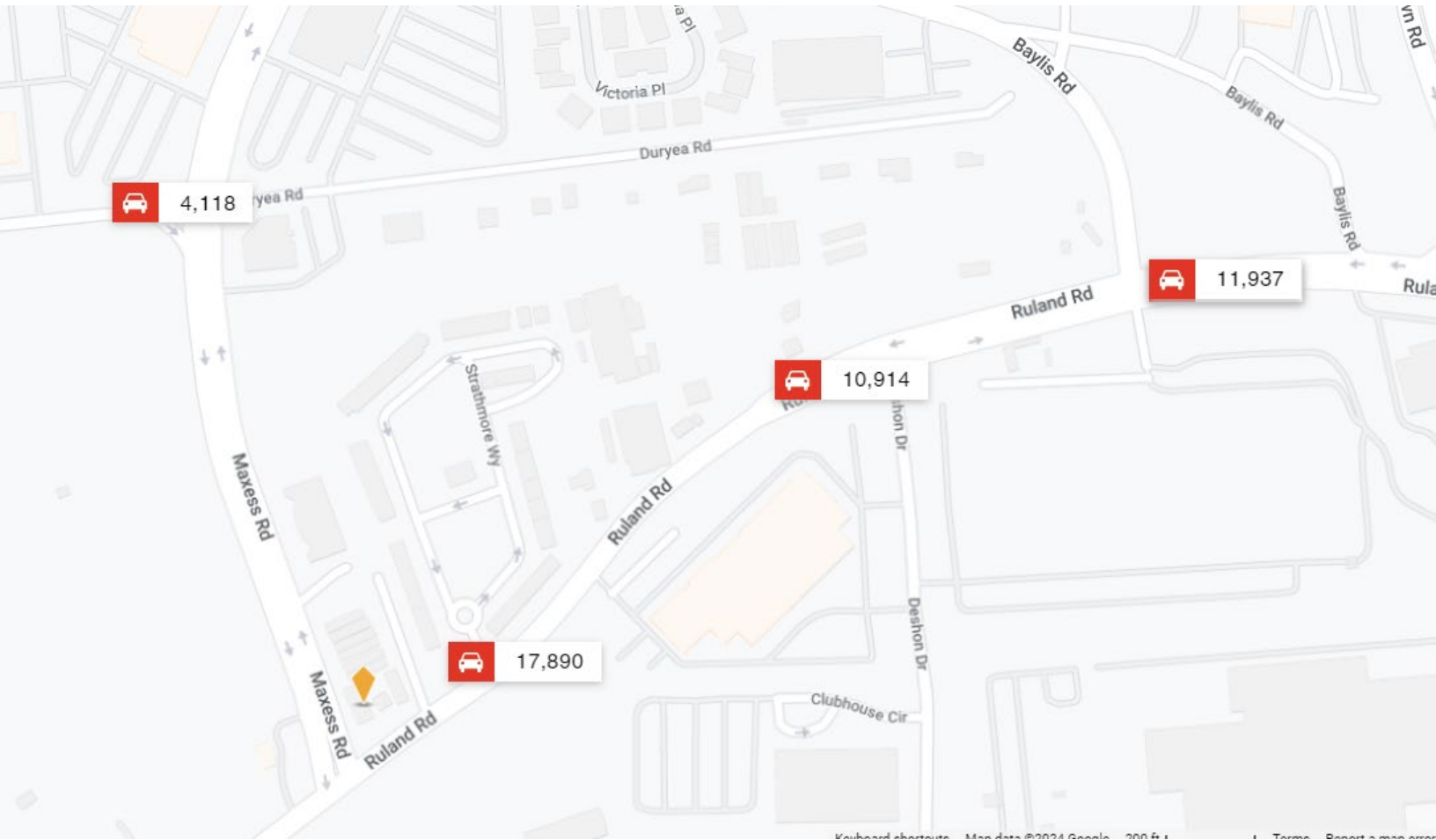
## Population

	2 mile	5 mile	10 mile
2020 Population	11,736	278,608	1,082,653
2024 Population	11,490	268,709	1,040,428
2029 Population Projection	11,328	263,572	1,019,403
Annual Growth 2020-2024	-0.5%	-0.9%	-1.0%
Annual Growth 2024-2029	-0.3%	-0.4%	-0.4%
Median Age	46.8	42.4	42.1
Bachelor's Degree or Higher	61%	42%	42%
U.S. Armed Forces	0	169	467

## Households

	2 mile	5 mile	10 mile
2020 Households	4,230	91,027	349,022
2024 Households	4,052	87,286	333,500
2029 Household Projection	3,978	85,503	326,332
Annual Growth 2020-2024	-0.2%	-0.2%	-0.2%
Annual Growth 2024-2029	-0.4%	-0.4%	-0.4%
Owner Occupied Households	3,090	69,990	268,259
Renter Occupied Households	887	15,513	58,072
Avg Household Size	2.6	2.9	3
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$181.5M	\$3.8B	\$14.9B





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