

99 NEWBRIDGE ROAD

HICKSVILLE, NEW YORK

Brand New Mixed Use Development At Hicksville Train Station



HICKSVILLE LIRR STATION

*Busiest LIRR Station in
Nassau County*

RIPCO
REAL ESTATE

-Artist Rendering -

Proposed Retail and Restaurant Space Available

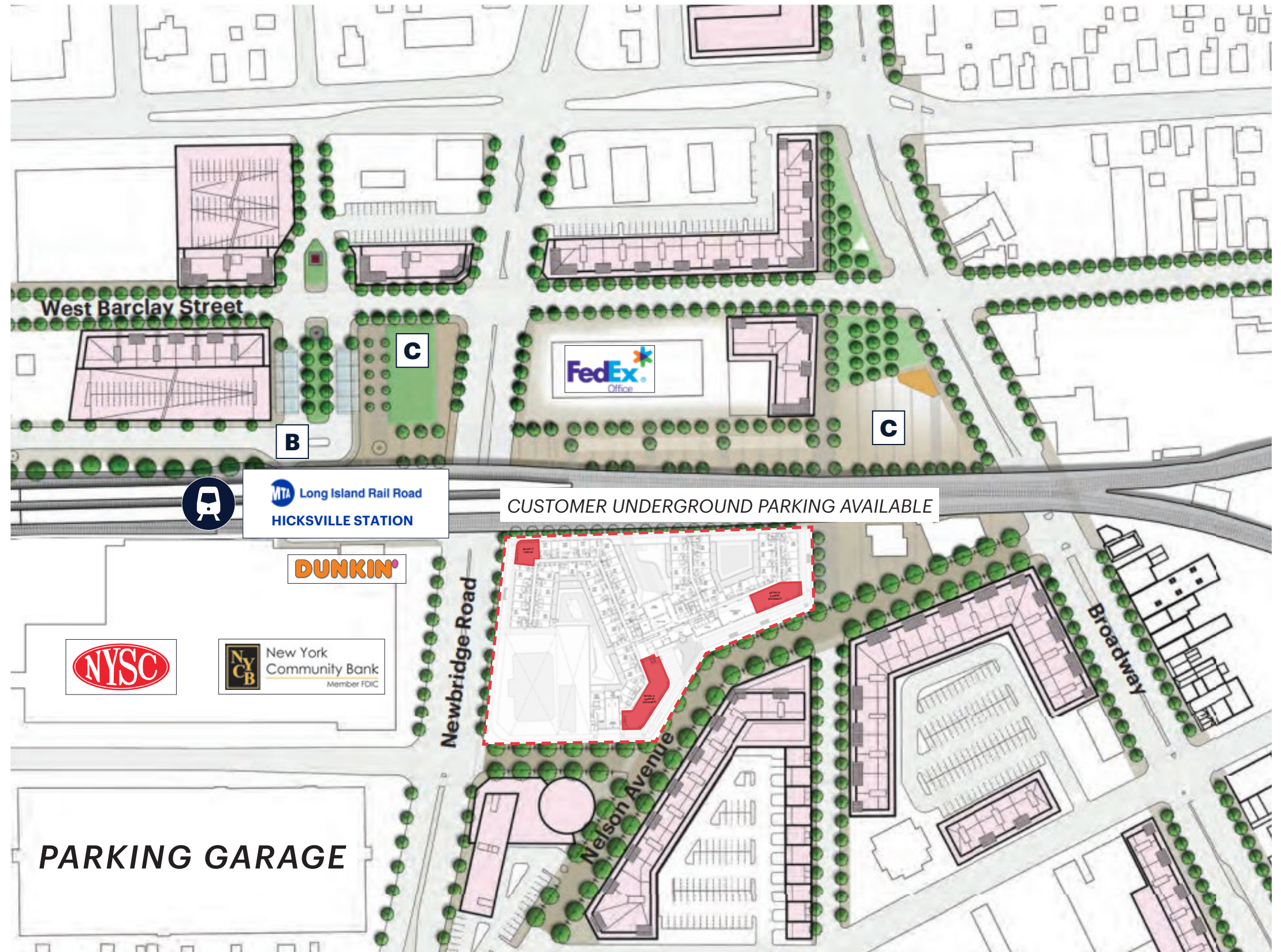
Development to include 189 residential apartments | Ideal uses include restaurants, spas, salons, boutiques, coffee, etc.

Downtown Redevelopment

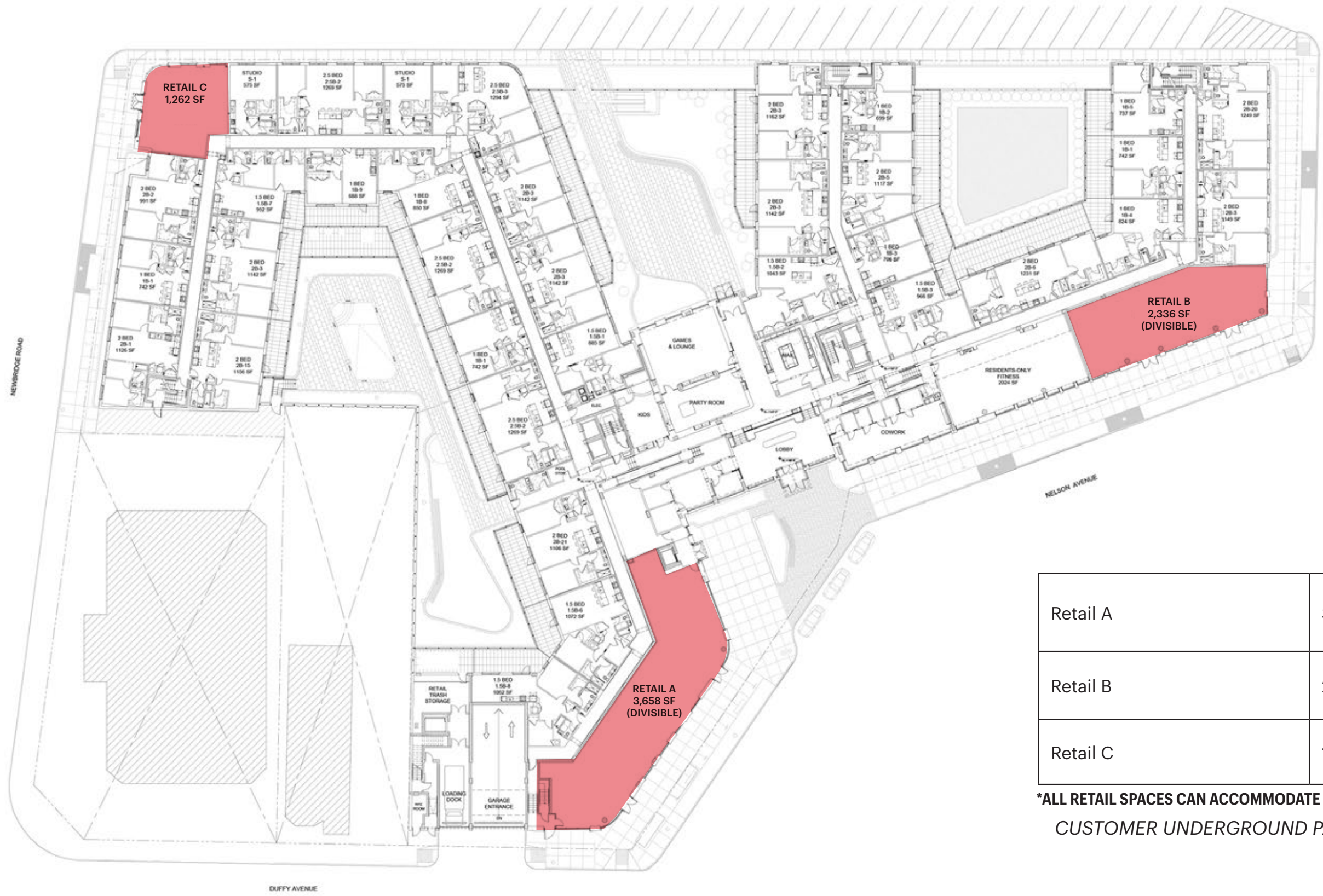
Hicksville's Downtown Redevelopment Project places an emphasis on walkability and spaces for commuters and residents to engage as a community

Projects Include:

- A. 99 Hicksville Station Plaza: New mixed-use development including 189 residential units, ground floor retail, and rooftop community/garden space.
- B. New Hicksville Station Drive: New entry drive to Hicksville Station to improve access and traffic flow along Route 6/ Newbridge Road
- C. New Station Plaza and Festival Plaza: large, public open spaces to support seasonal activities for commuters and residents



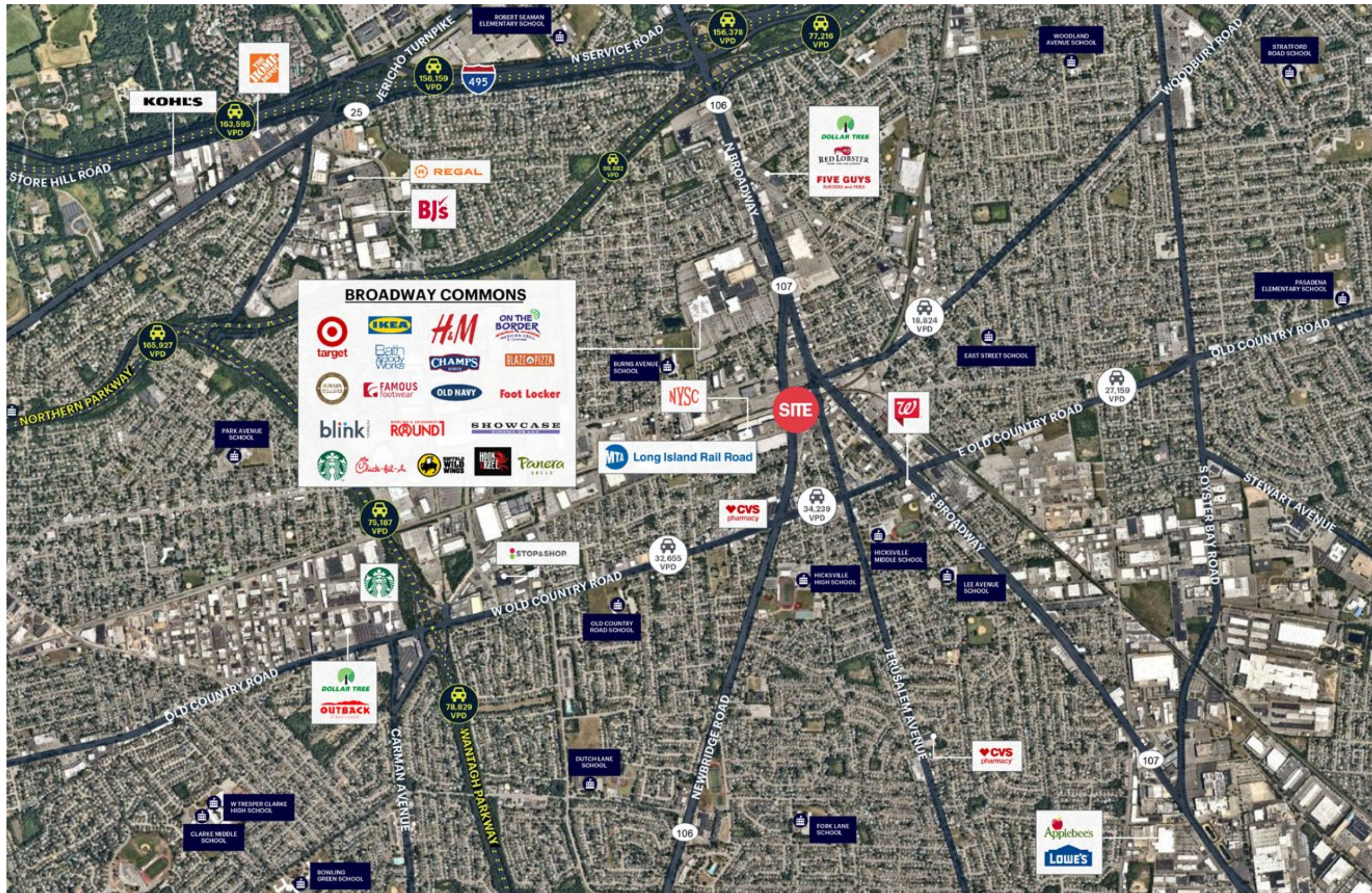
Site Plan



Retail A	3,658 SF (Divisible)
Retail B	2,336 SF (Divisible)
Retail C	1,262 SF

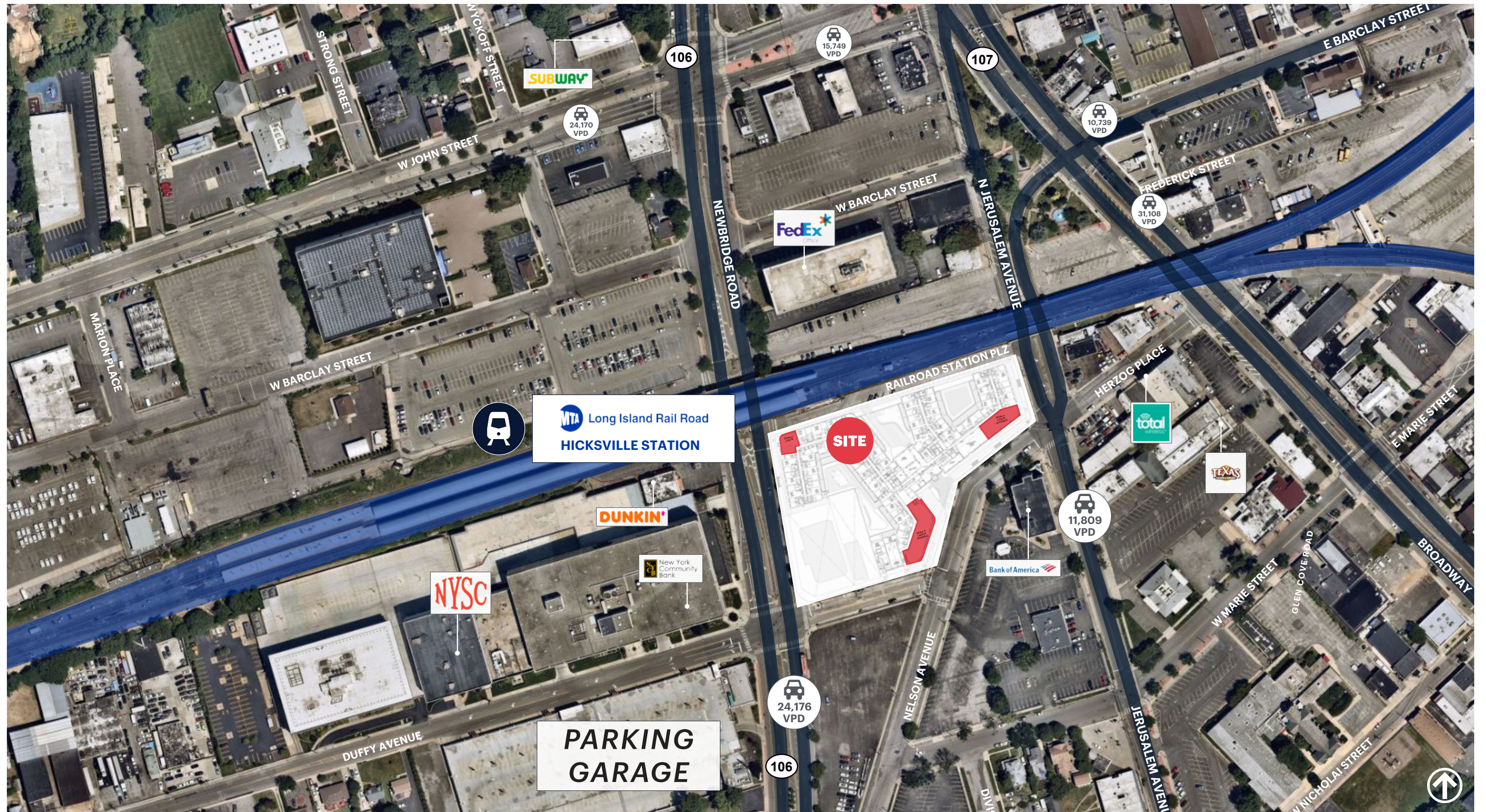
ALL RETAIL SPACES CAN ACCOMMODATE FOOD/RESTAURANT USES
 CUSTOMER UNDERGROUND PARKING AVAILABLE

Market Aerial



- Ideally situated at Hicksville Train Station
- Average HHI of \$175,144 within 3-mile radius
- Hicksville Train Station: Busiest LIRR station in Nassau County (11,113 Weekday Riders)
- 1/4 mile from Broadway Commons Shopping Mall
- Newbridge Road has over 24,176 vehicles passing this site per day

Aerial



Renderings

LIRR VIEW



RETAIL A



RETAIL B



RETAIL C

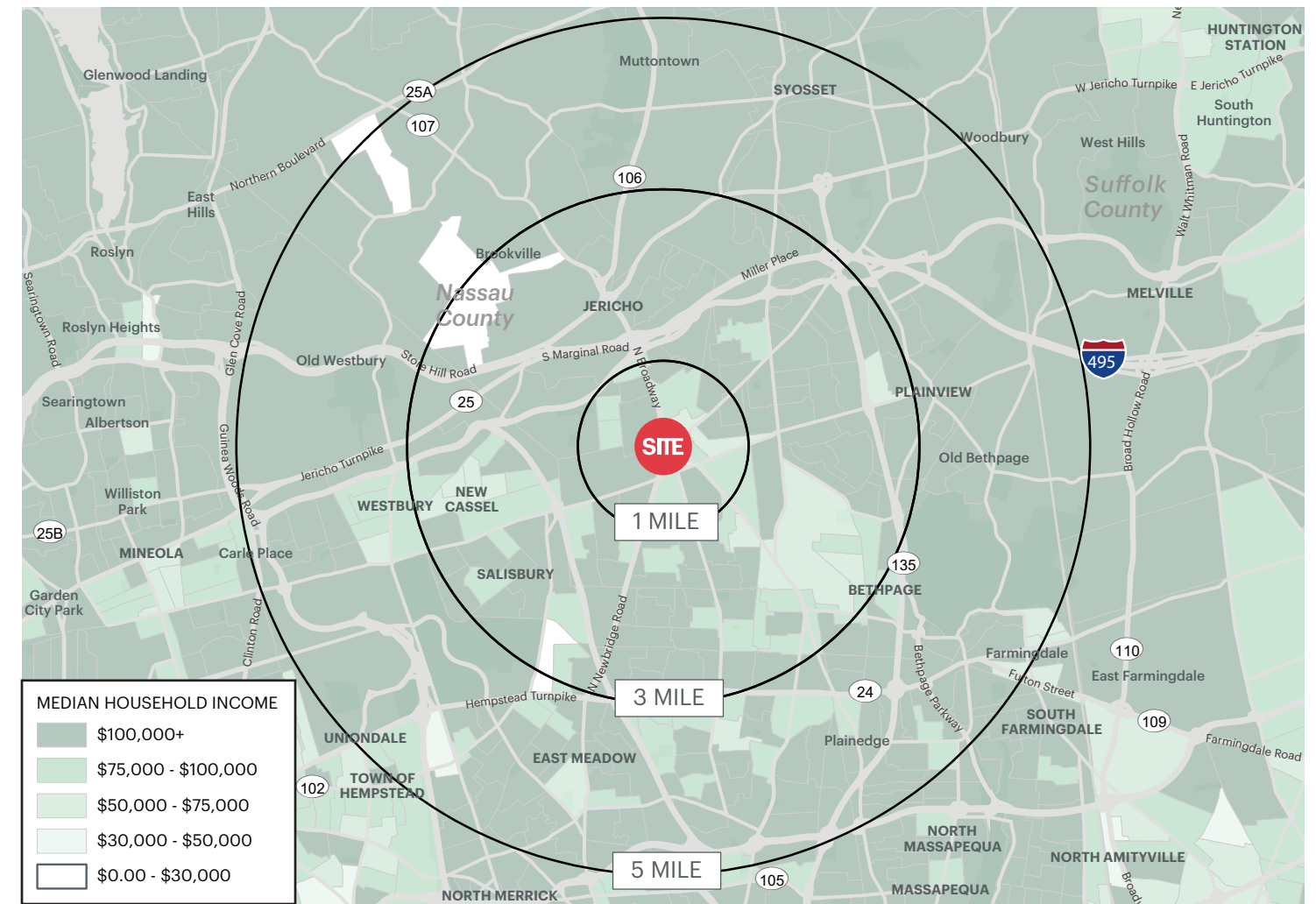
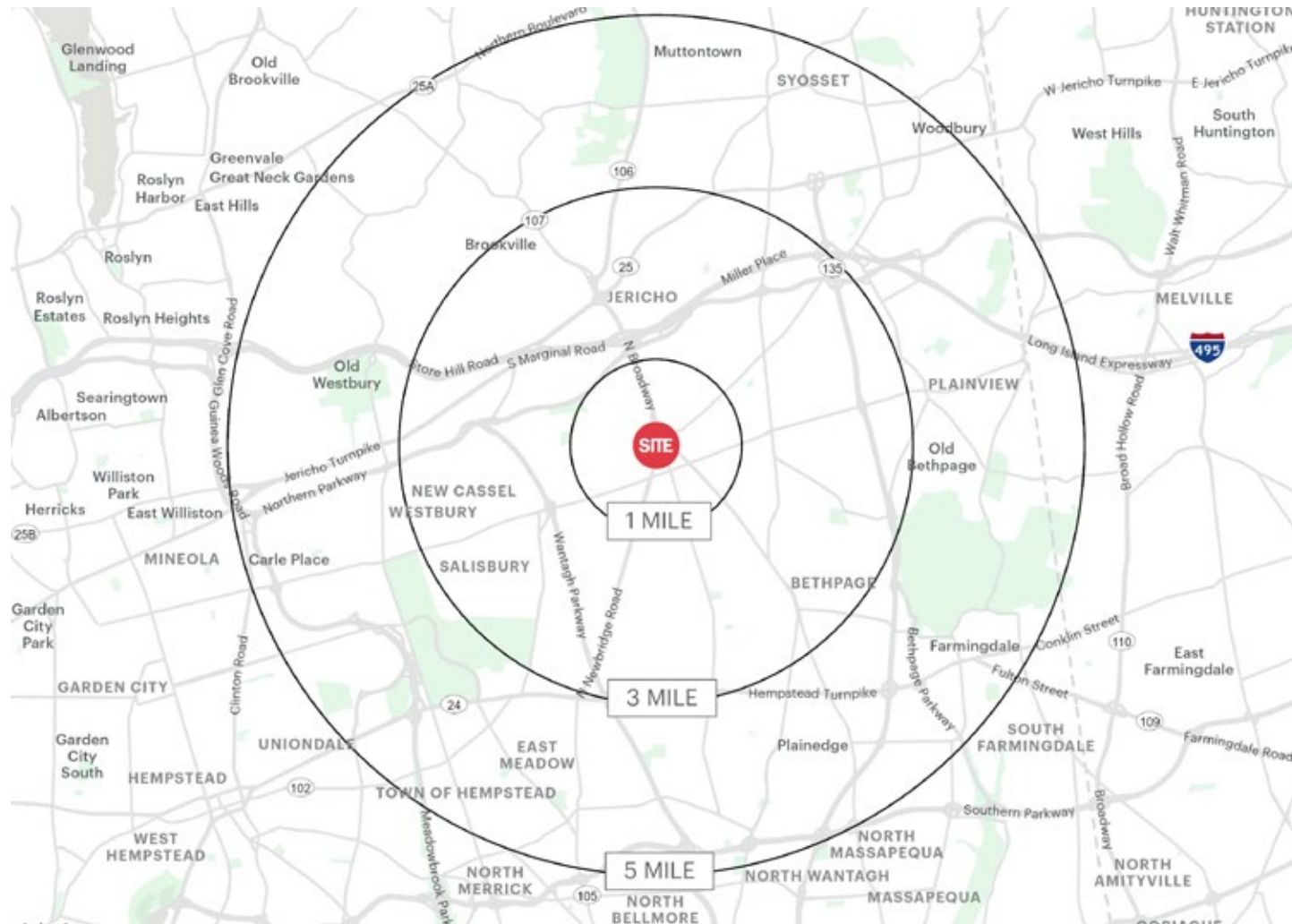


- ARTIST RENDERINGS -

99 Newbridge Road - Interior Renderings



Demographics



1
mile radius

Population
20,312
Households
6,138
Avg HH Income
\$141,795
Med HH Income
\$110,710
Daytime Population
23,263

3
mile radius

Population
159,188
Households
48,558
Avg HH Income
\$175,144
Med HH Income
136,407
Daytime Population
154,466

5
mile radius

Population
331,661
Households
106,257
Avg HH Income
\$179,777
Med HH Income
\$135,948
Daytime Population
343,503

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