



RETAIL SPACE

MELVILLE, NY

RUSCIO MALL
901 WALT WHITMAN ROAD

SIZE
7,960 SF (Divisible) + ±2,000 SF Mezzanine

ASKING RENT
Upon Request

CO-TENANTS
Symbelle Spa, Wonder, 110 Bagel Market, 110 Party Supply, New York Blood Center, Citrus Wine Bar, BODYBAR Pilates (Coming Soon)

NEIGHBORS
HomeGoods, Shake Shack, Uncle Giuseppe’s, Dick’s Sporting Goods, Marshalls, CAVA, Gregory’s Coffee, AT&T, Club Pilates, Bowlmor, Ruth’s Chris Steak House

COMMENTS
Located at the intersection of Long Island’s Northern State Parkway and Route 110/Walt Whitman Road

Situated across from the Melville Mall, home to Uncle Giuseppe’s, Dick’s Sporting Goods, Marshalls and Macy’s Backstage

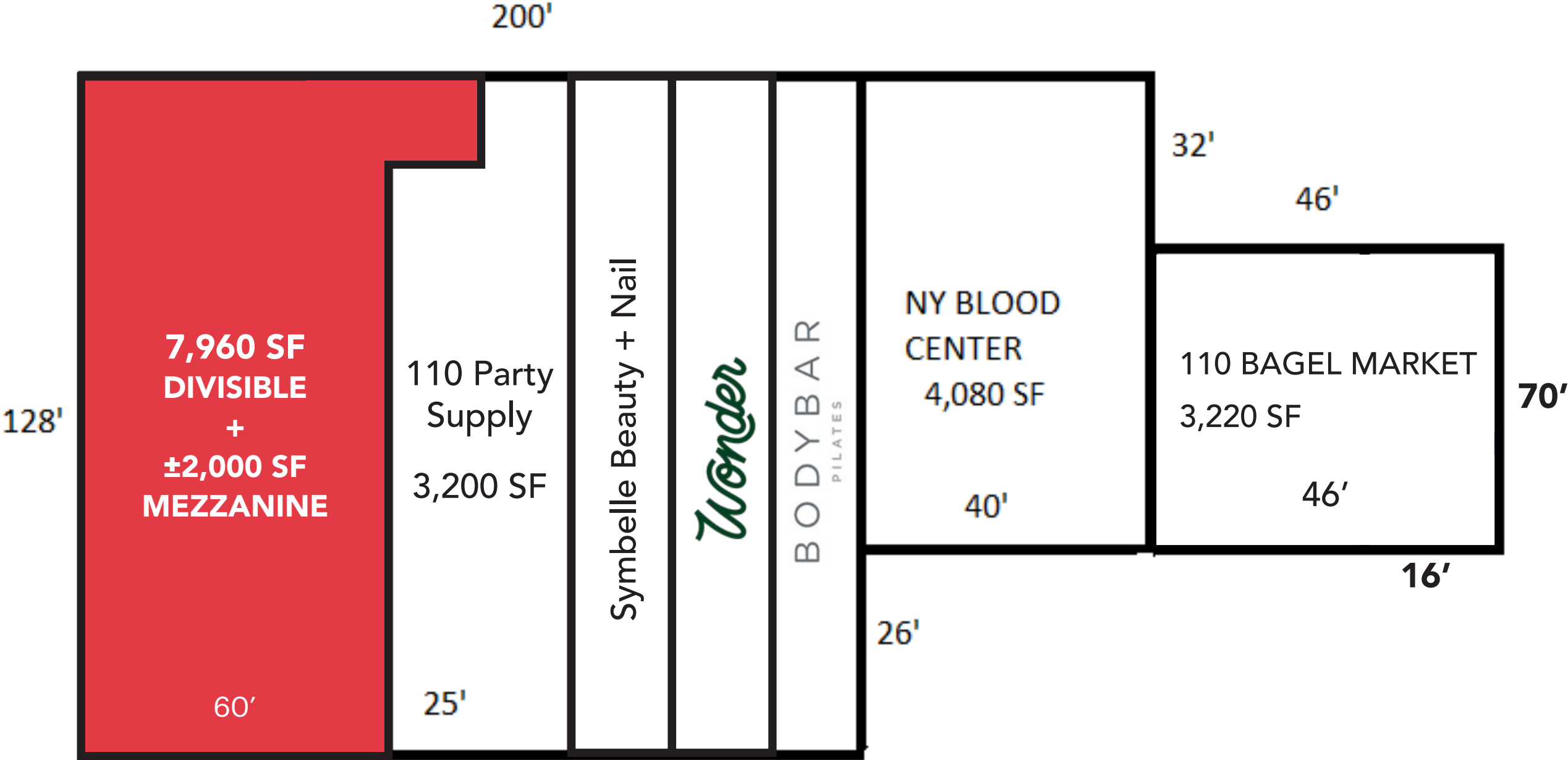
High visibility end-cap on Walt Whitman Road with over 35,000 VPD

\$180,000 Average Household Income within 3 mile radius of the site

CONTACT EXCLUSIVE AGENT

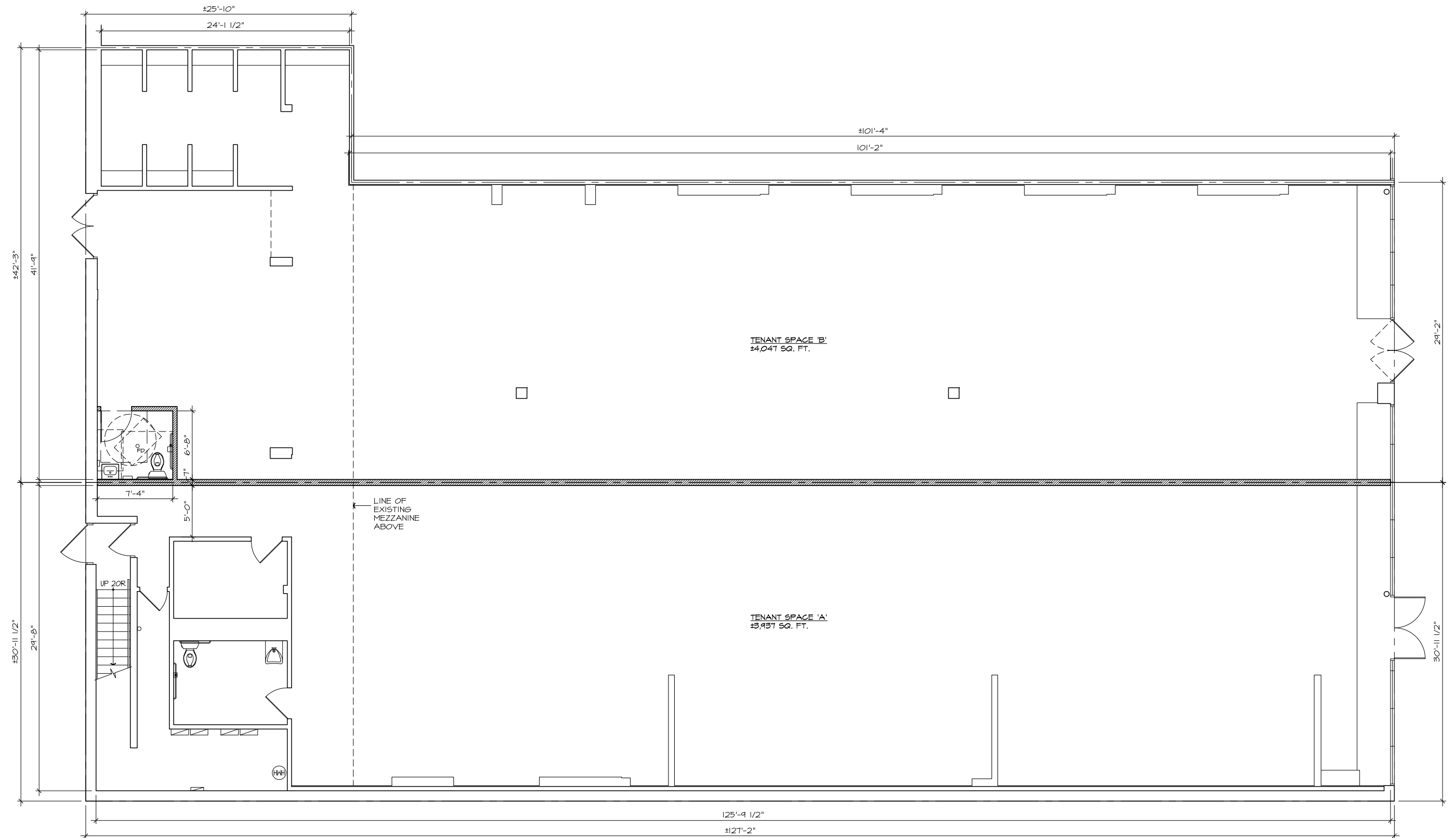
JASON SOBEL
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516.933.8880

SITE PLAN

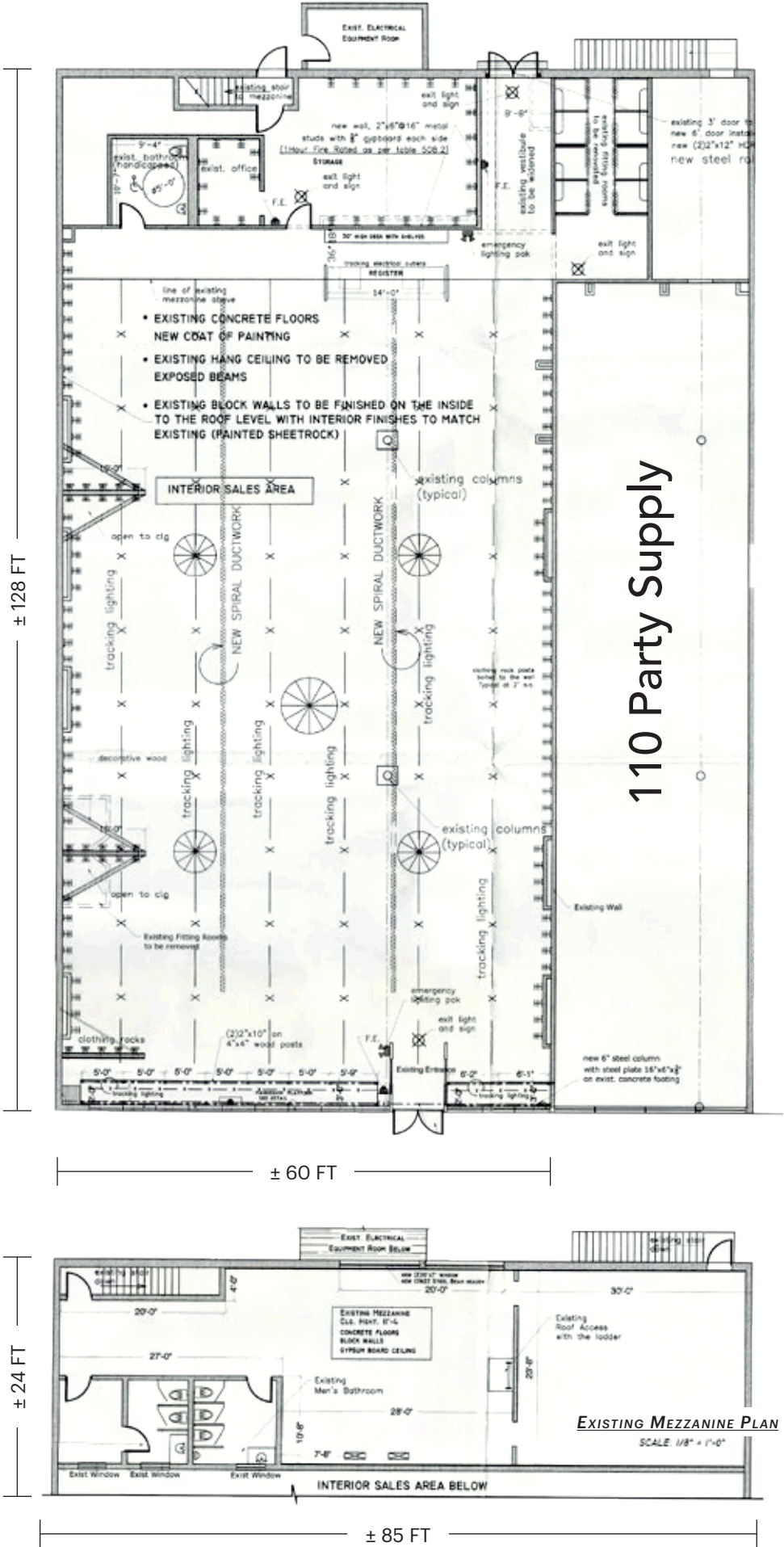


WALT WHITMAN ROAD (ROUTE 110)

PROPOSED DIVISION

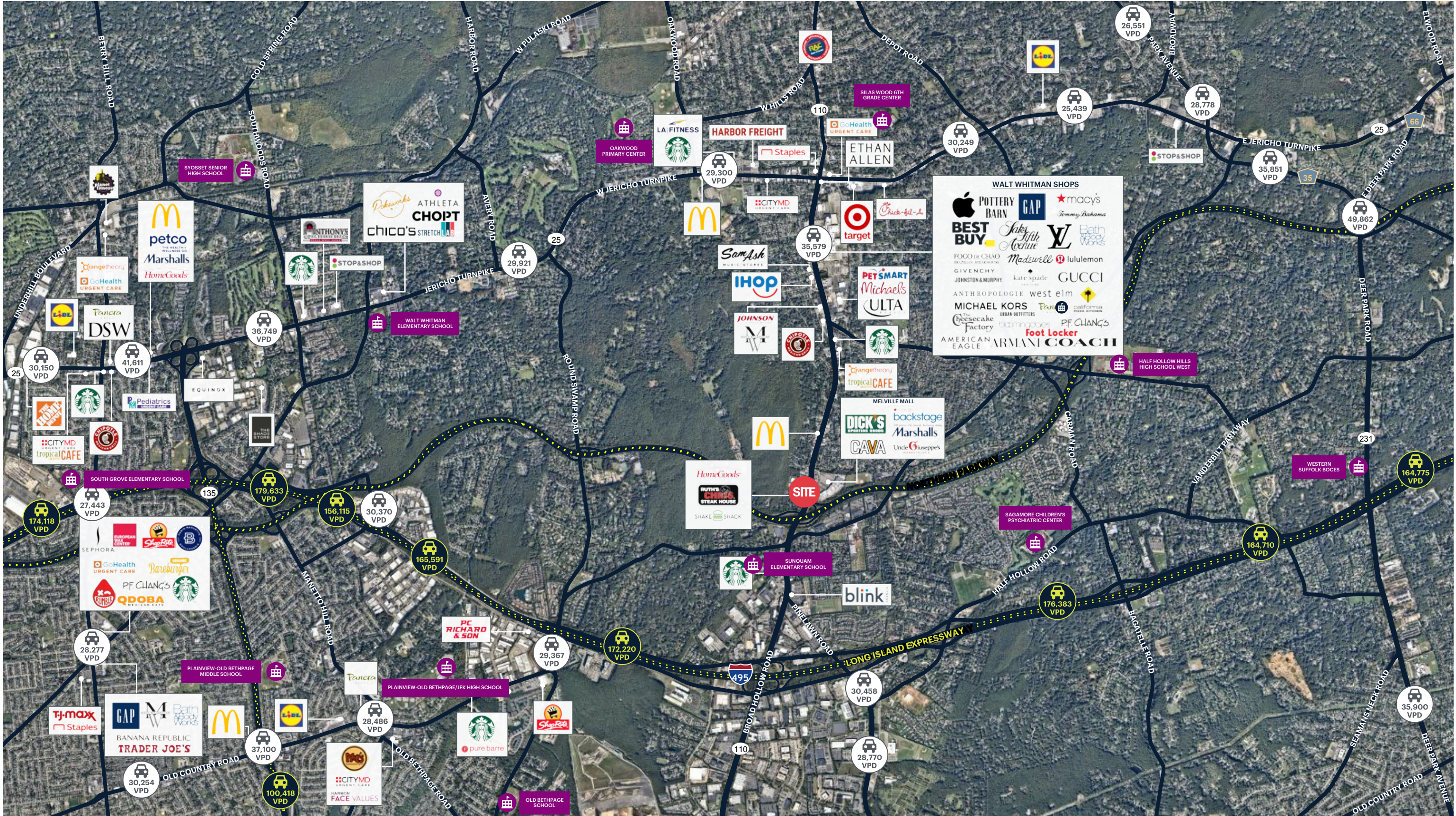


FLOOR PLAN - 7,960 SF (DIVISIBLE) +
±2,000 SF MEZZANINE

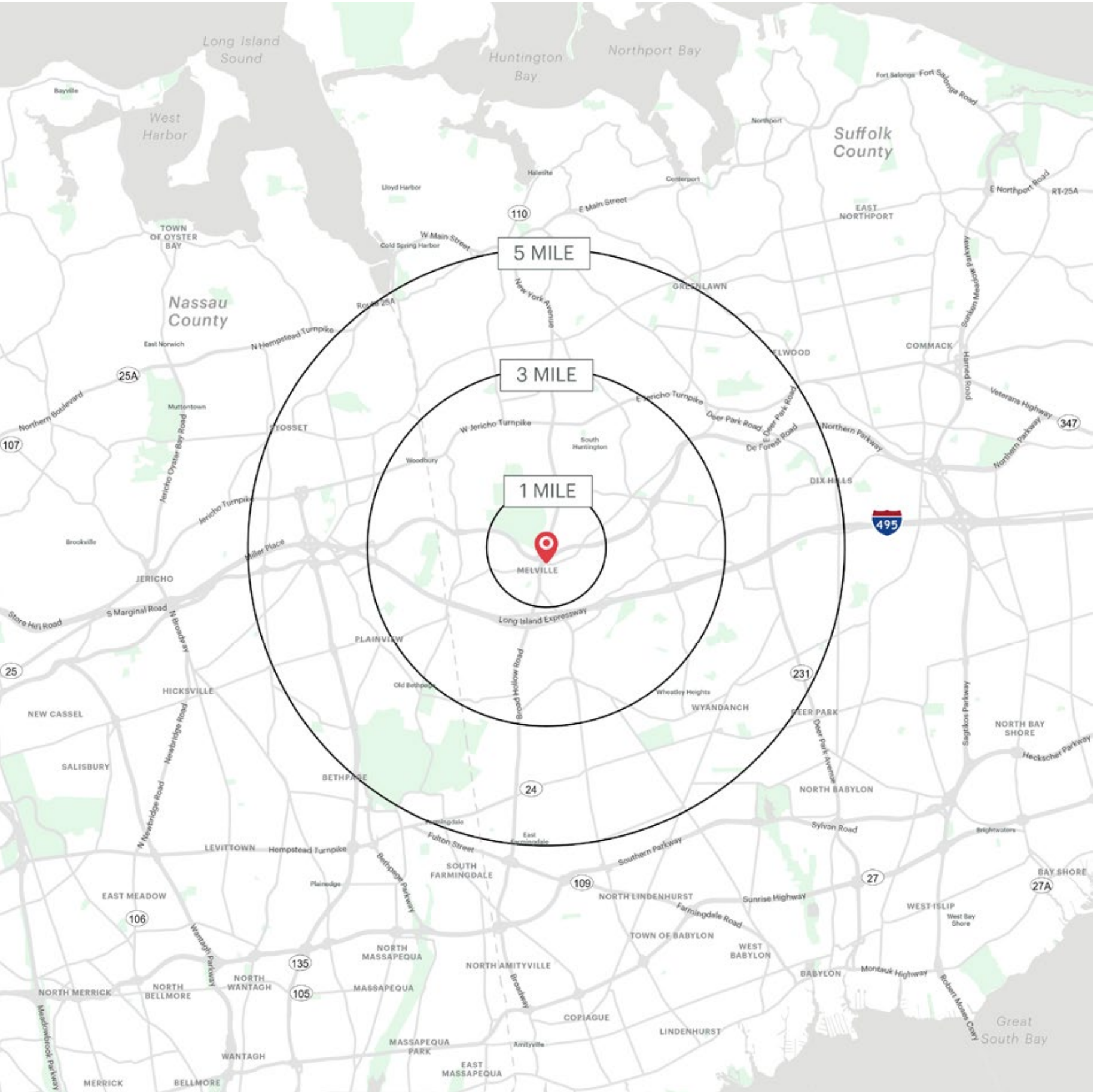




MARKET AERIAL



AREA DEMOGRAPHICS



RUSCIO MALL MELVILLE, NEW YORK

1 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
7,312	3,081 - 38.4%
HOUSEHOLDS	TOTAL BUSINESSES
2,708	554
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$197,322	6,591
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$150,420	10,632

3 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
57,691	24,043 - 38.4%
HOUSEHOLDS	TOTAL BUSINESSES
19,804	4,891
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$201,935	58,117
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$141,754	88,206

5 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
212,059	81,583 - 36.5%
HOUSEHOLDS	TOTAL BUSINESSES
68,591	12,159
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$193,634	131,812
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$139,280	241,960

AREA DEMOGRAPHICS

