

CONTACT EXCLUSIVE AGENT

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Please visit us at ripcony.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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

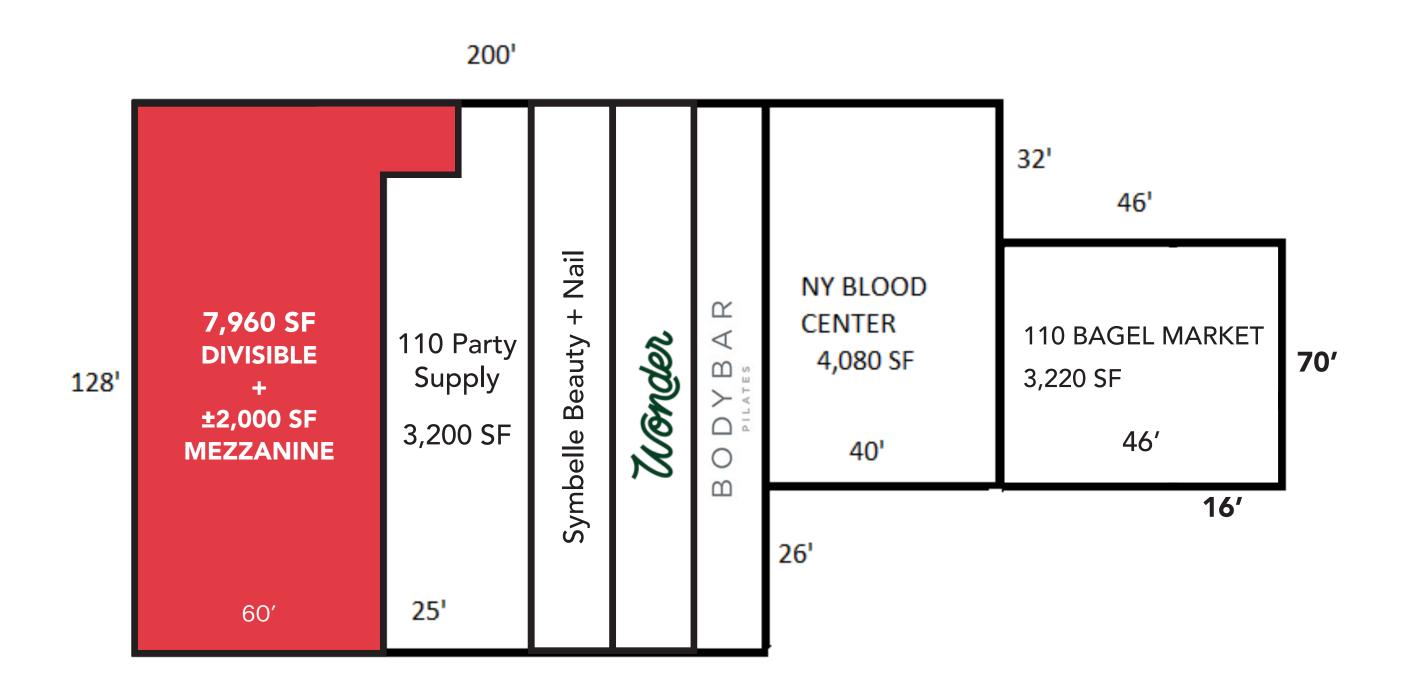
COMMENTS

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

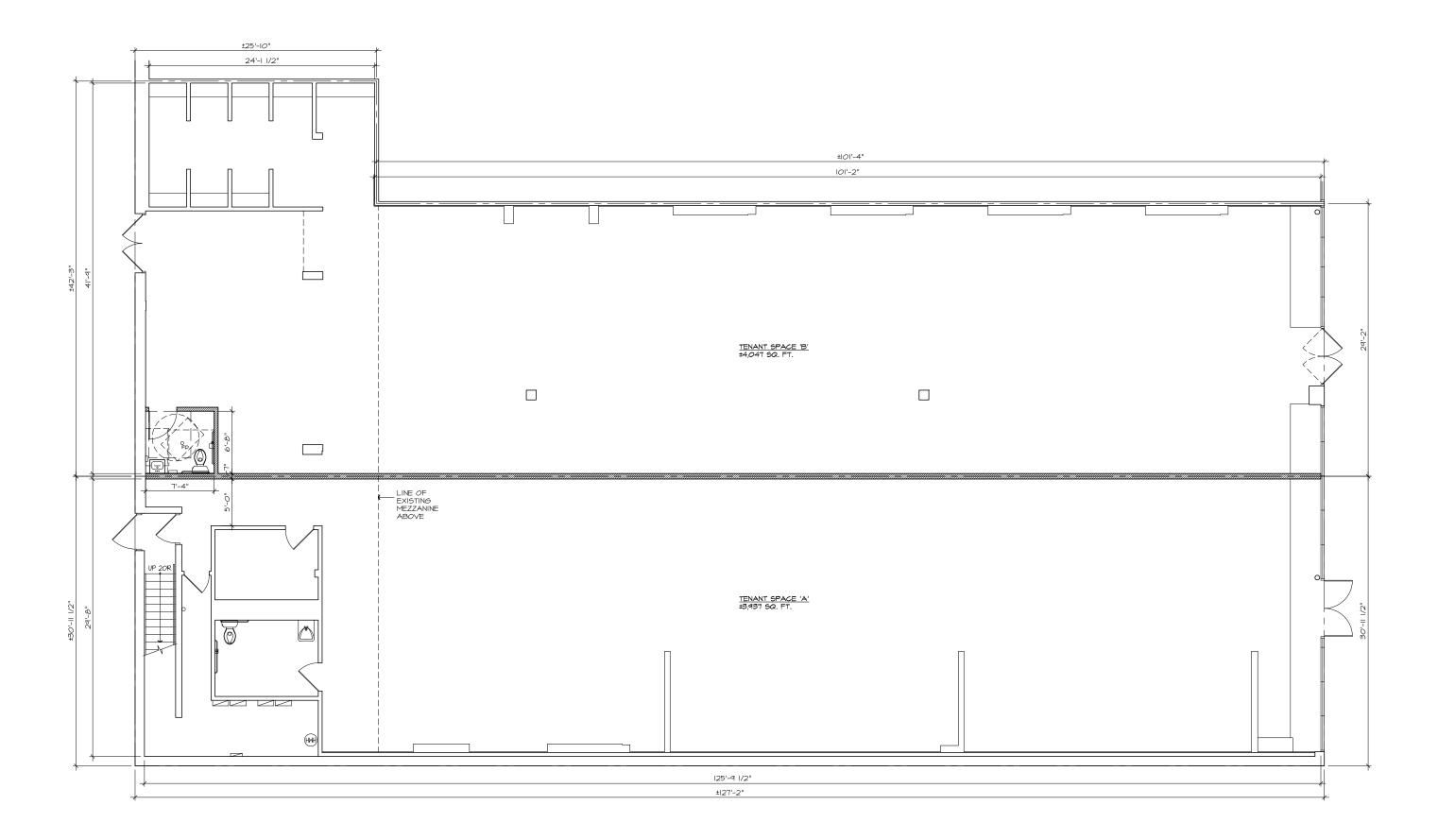
\$180,000 Average Household Income within 3 mile radius of the site



WALT WHITMAN ROAD (ROUTE 110)

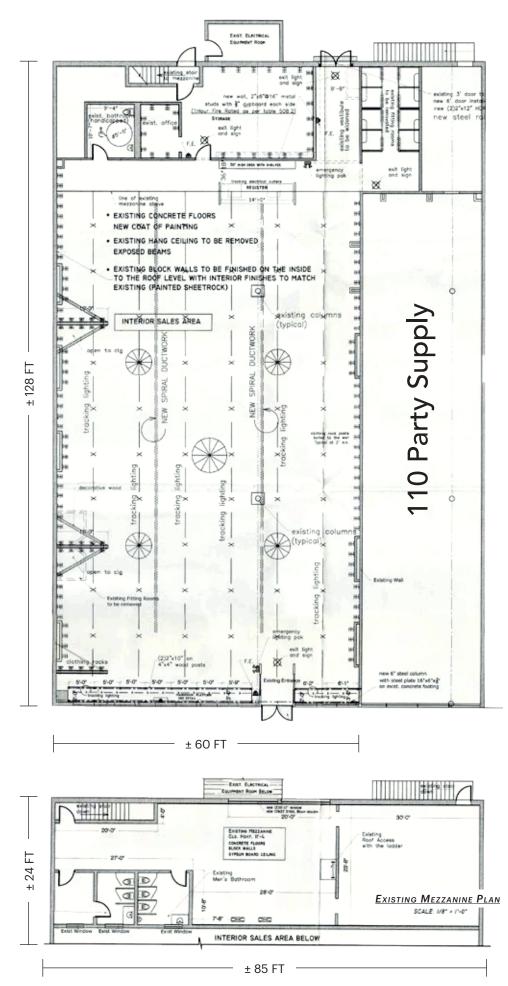
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PROPOSED DIVISION



RUSCIO MALL MELVILLE, NEW YORK

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



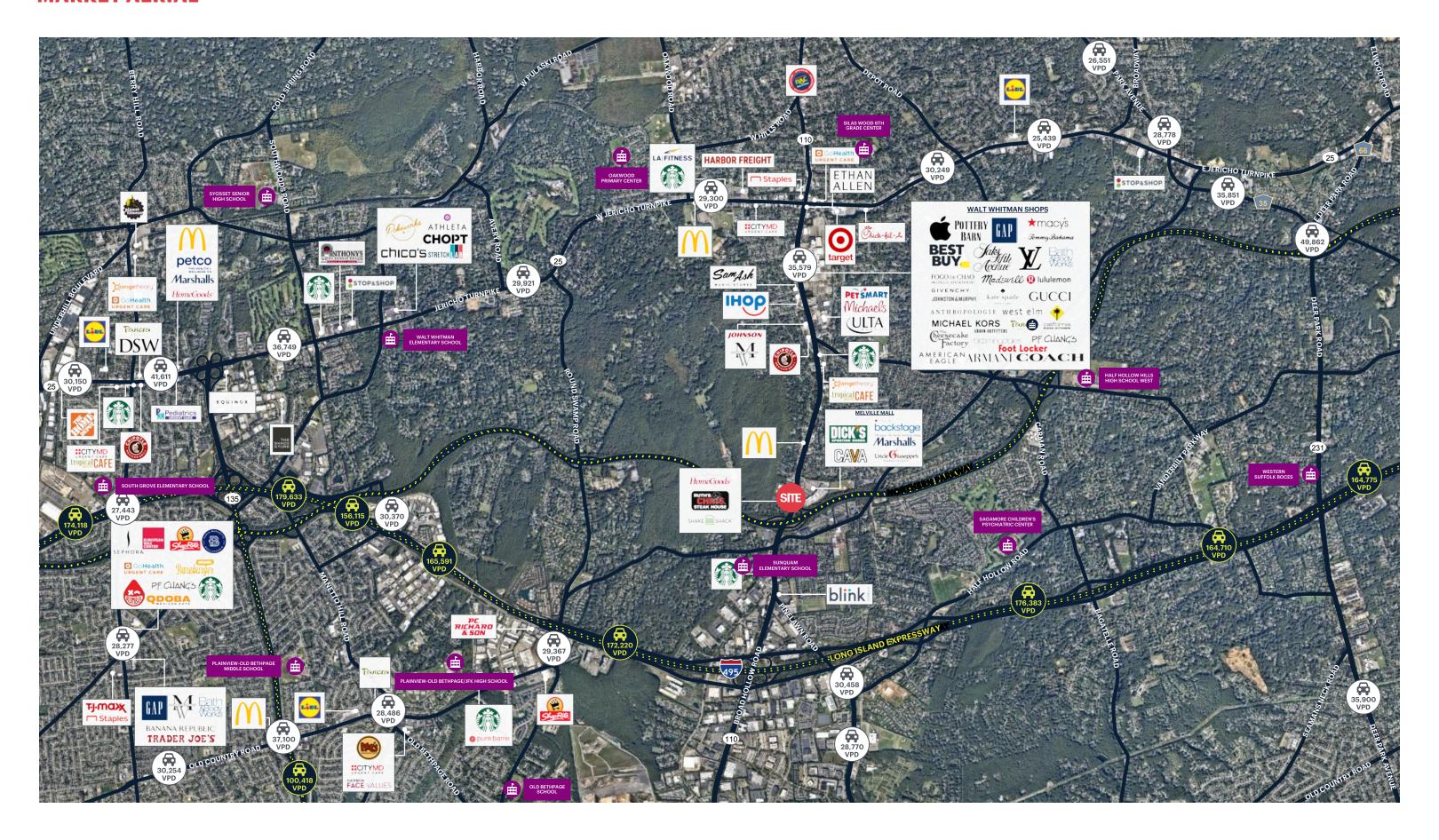
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AERIAL



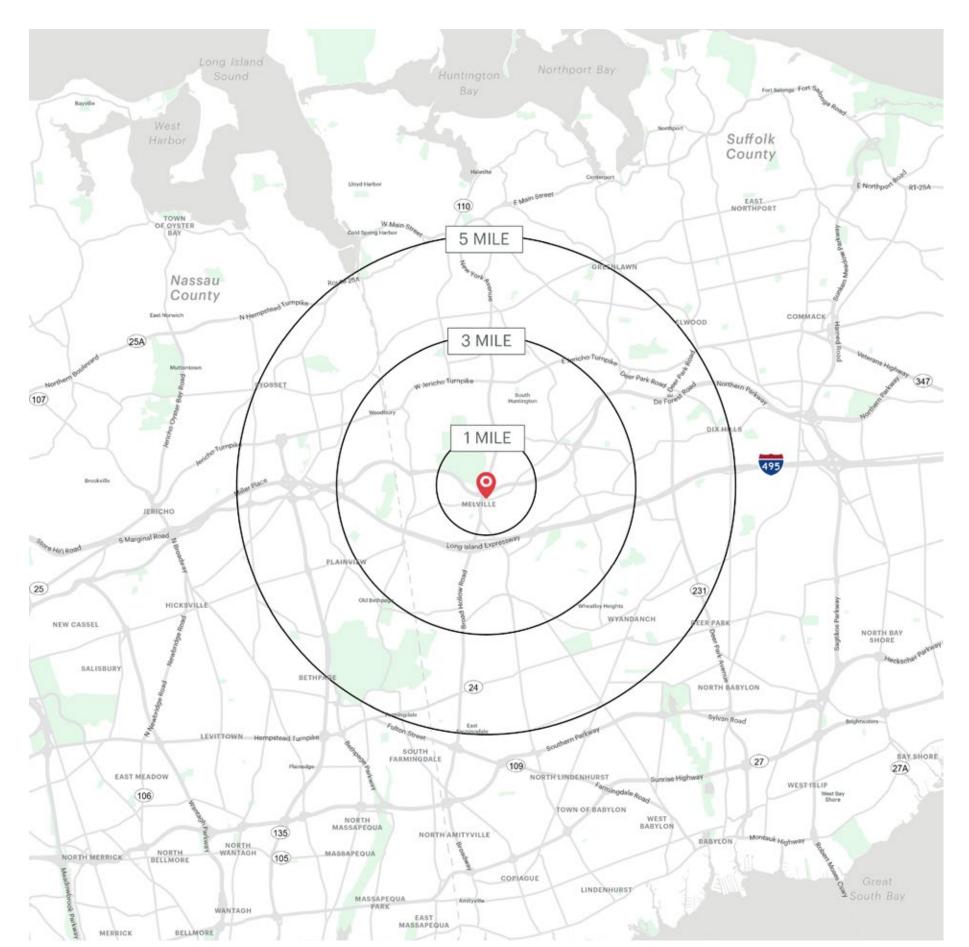
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MARKET AERIAL



RUSCIO MALL MELVILLE, NEW YORK

AREA DEMOGRAPHICS



1 MILE RADIUS

POPULATION

7,312

HOUSEHOLDS

2,708

AVERAGE HOUSEHOLD INCOME

\$197,322

MEDIAN HOUSEHOLD INCOME

\$150,420

COLLEGE GRADUATES (BACHELOR'S +)

3,081 - 38.4%

TOTAL BUSINESSES

554

TOTAL EMPLOYEES

6,591

DAYTIME POPULATION (W/16 YR+)

10,632

3 MILE RADIUS

POPULATION

57,691

HOUSEHOLDS

19,804

AVERAGE HOUSEHOLD INCOME

\$201,935

MEDIAN HOUSEHOLD INCOME

\$141,754

COLLEGE GRADUATES (BACHELOR'S+)

24,043 - 38.4%

TOTAL BUSINESSES

4,891

TOTAL EMPLOYEES

58,117

DAYTIME POPULATION (W/16 YR+)

88,206

5 MILE RADIUS

POPULATION

212,059

HOUSEHOLDS

68,591

AVERAGE HOUSEHOLD INCOME

\$193,634

MEDIAN HOUSEHOLD INCOME

\$139,280

COLLEGE GRADUATES (BACHELOR'S+)

81,583 - 36.5%

TOTAL BUSINESSES

12,159

TOTAL EMPLOYEES

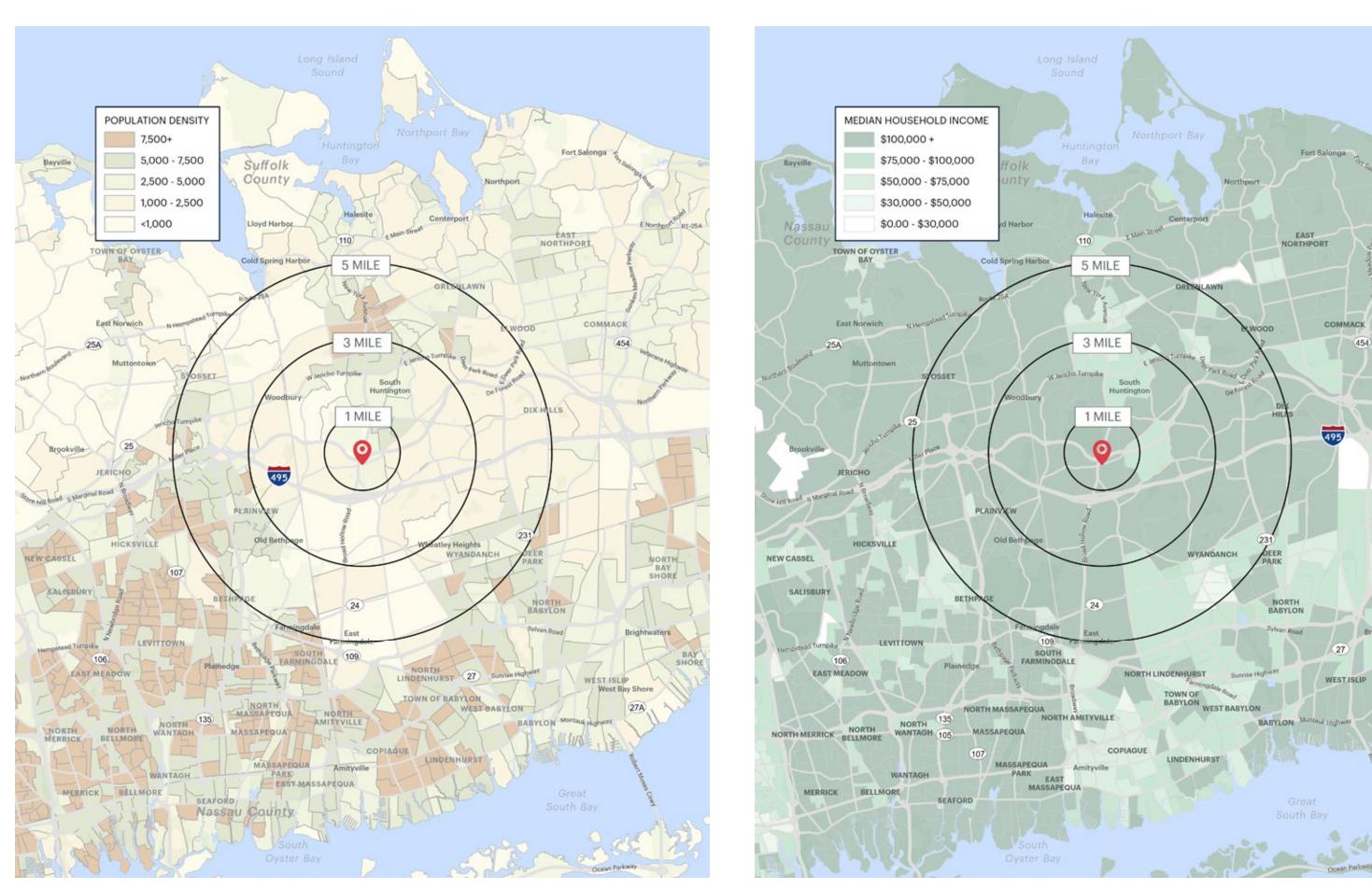
131,812

DAYTIME POPULATION (W/16 YR +)

241,960

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AREA DEMOGRAPHICS



RUSCIO MALL MELVILLE, NEW YORK

NORTH BAY

SHORE

BAY

Brightwaters