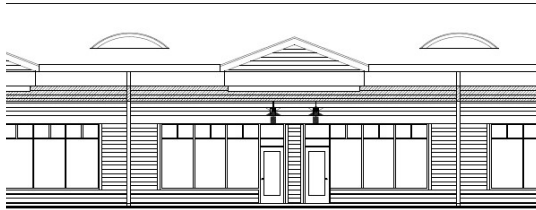


Ruland Rd

Ruland Rd, Melville, NY 11747



ELEVATION - 25 feet to ridge



ELEVATION - ALTERNATE 1



Bruce Pollack

First Development Corp.

1328 Motor Pky, Hauppauge, NY 11749

bp@fdcrealty.com

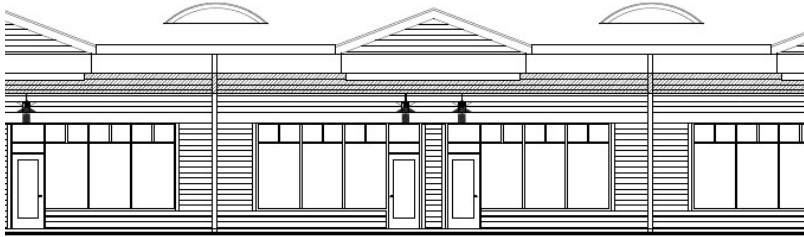
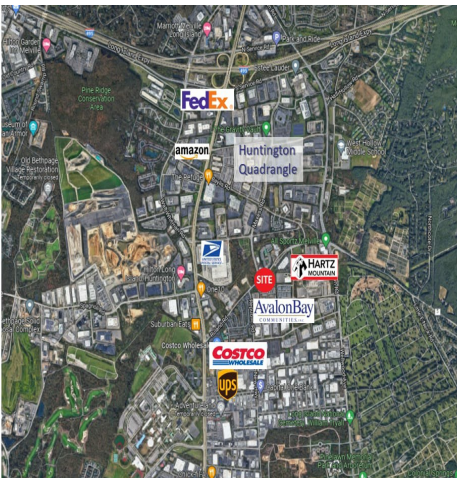
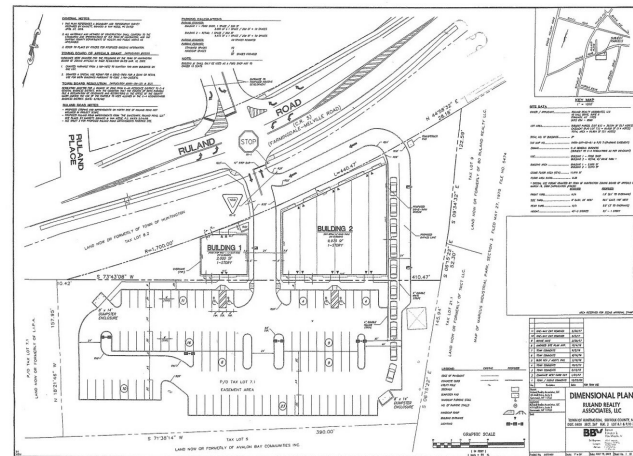
(631) 234-3200 Ext: 104: (516) 382-2220 Mobile

Ruland Rd

\$50.00 /SF/YR

New construction underway for two buildings totaling nearly 12,000sf of retail & restaurants. One 2,000sf freestanding building is ideal for a tenant that wants its own identity. Located at the intersection of the Melville office park, the Route 110 retail corridor, 900,000sf+ of new industrial space, and hundreds of multi-family units. Serving Melville, Farmingdale, Dix Hills, Plainview, and Old Bethpage....

- Approved Drive-Thru
- 2 Freestanding buildings
- Near major employers, retail, residential, industrial, Rt-110, Northern State Pkwy, and the LIE
- Ample parking



TH) ELEVATION - 25 feet to ridge



TH) ELEVATION - ALTERNATE 1

Rental Rate:	\$50.00 /SF/YR
Property Type:	Retail
Property Subtype:	Storefront
Gross Leasable Area:	12,000 SF
Construction Status:	Proposed
Walk Score ®:	21 (Car-Dependent)
Rental Rate Mo:	\$4.17 /SF/MO

1

1st Floor

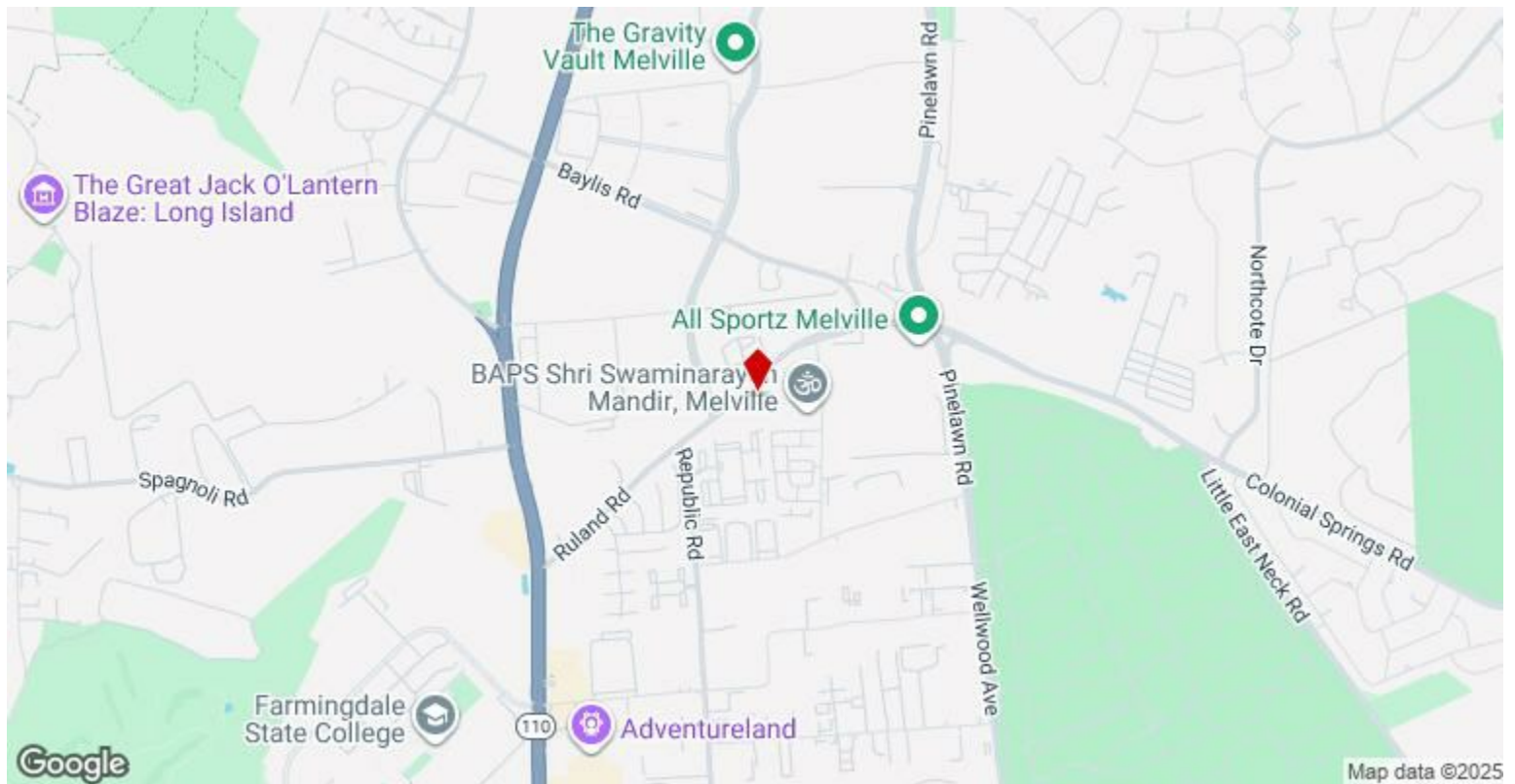
Space Available	2,000 SF
Rental Rate	\$50.00 /SF/YR
Date Available	September 01, 2025
Service Type	Modified Gross
Space Type	New
Space Use	Retail
Lease Term	Negotiable

Free standing building. No drive thru.

2

1st Floor

Space Available	10,000 SF
Rental Rate	\$50.00 /SF/YR
Date Available	September 01, 2025
Service Type	Modified Gross
Space Type	New
Space Use	Retail
Lease Term	Negotiable



Ruland Rd, Melville, NY 11747

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Property Photos

