



RETAIL SPACE - ALL USES CONSIDERED

MELVILLE, NY

RUSCIO MALL

901 WALT WHITMAN ROAD

SIZE

3,570 SF

4,414 SF + ±2,000 SF Mezzanine

*Spaces can be combined

ASKING RENT

Upon Request

CO-TENANTS

Symbelle Spa, Wonder, 110 Bagel Market, 110 Party Supply, New York Blood Center, Citrus Wine Bar, BODYBAR Pilates

NEIGHBORS

HomeGoods, Shake Shack, Uncle Giuseppe's, Dick's Sporting Goods, Marshalls, Burlington, 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 Burlington

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 AGENTS

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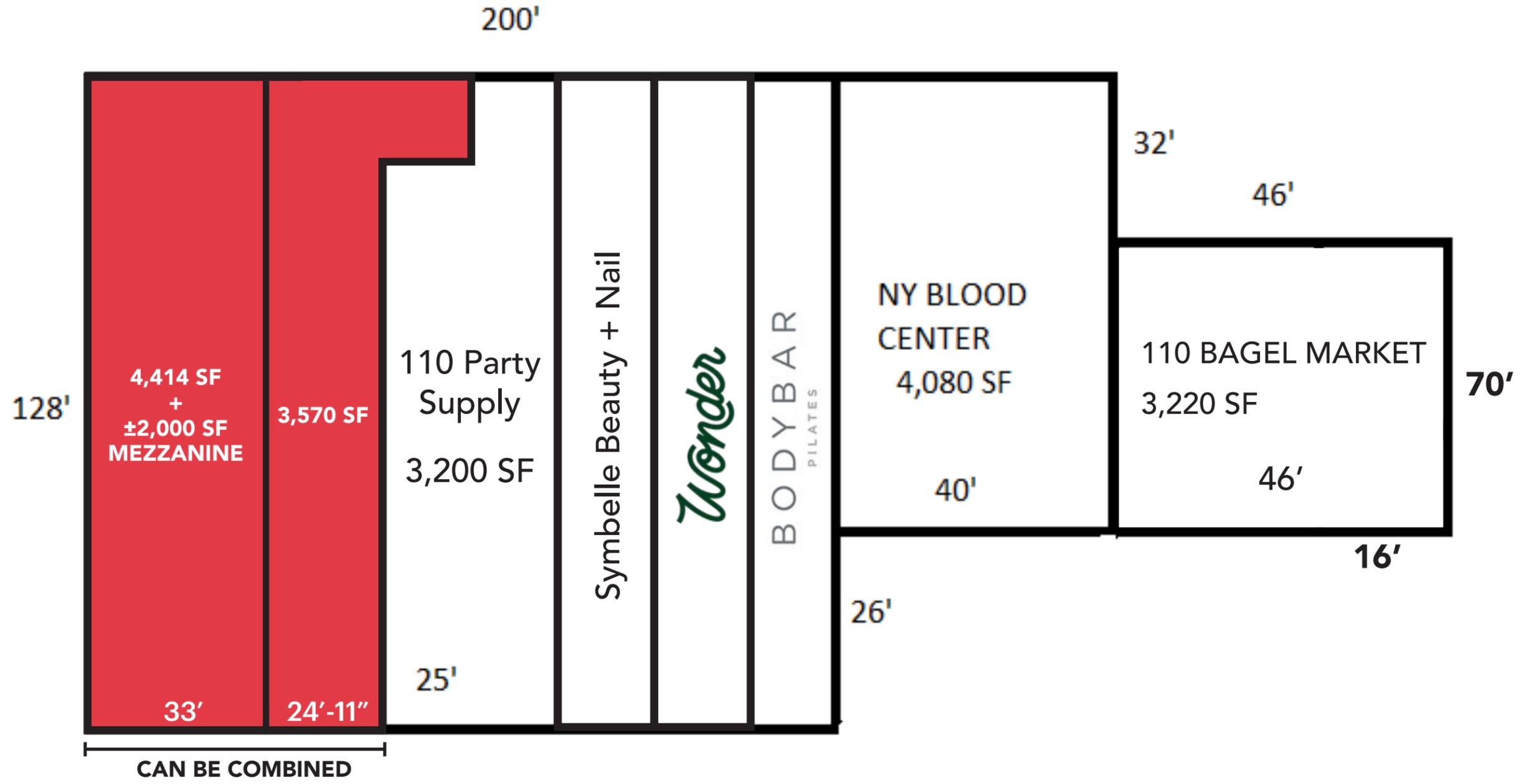
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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any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

SITE PLAN

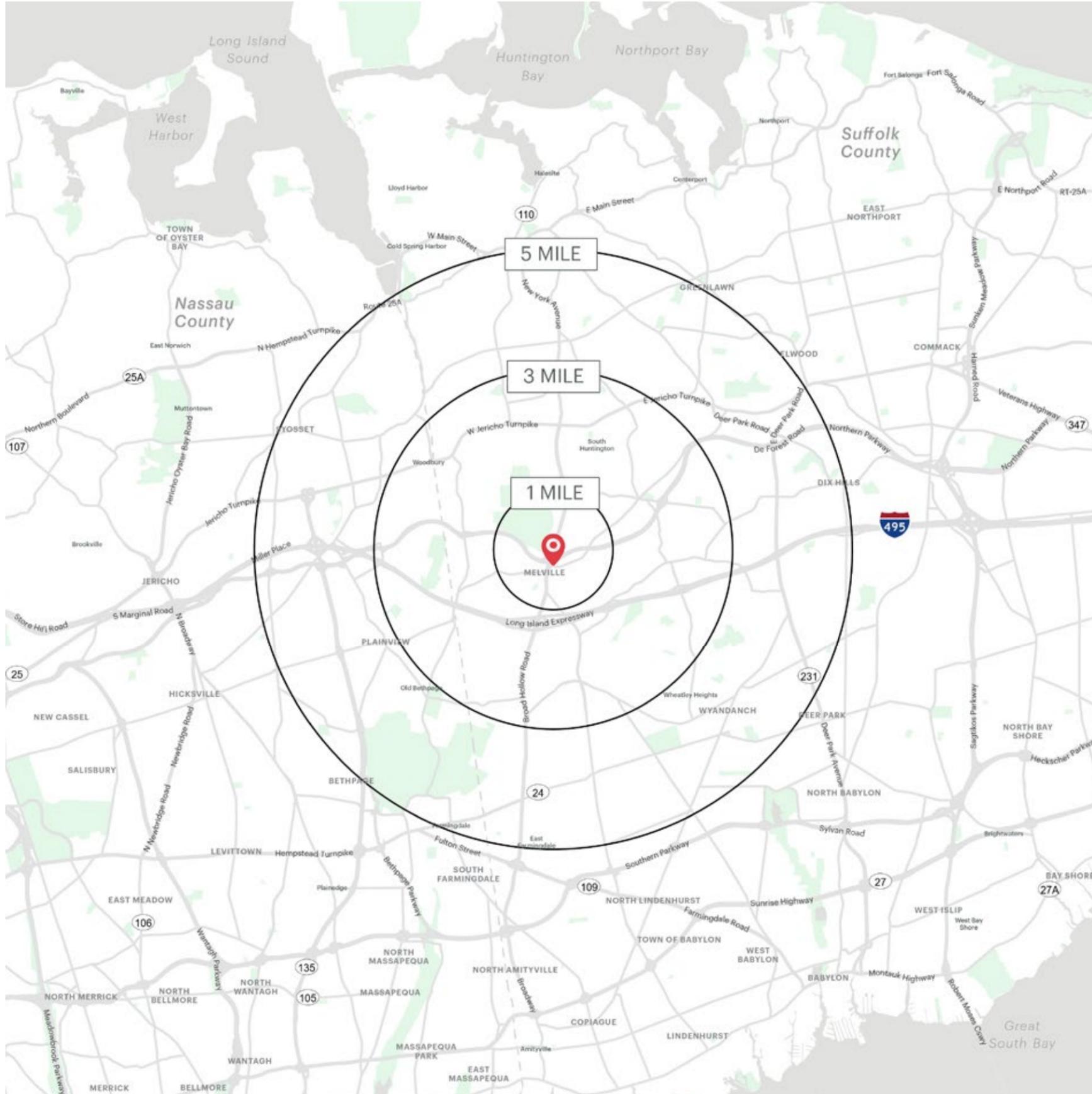


WALT WHITMAN ROAD (ROUTE 110)

AERIAL



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

AREA DEMOGRAPHICS

