

# THE RETAIL AT THE LISLE

99 NEWBRIDGE ROAD | HICKSVILLE, NEW YORK



-Artist Rendering -

**Proposed Retail and Restaurant Space Available**  
Brand New Mixed Use Development At Hicksville Train Station  
Development to include 189 residential apartments | Ideal uses include restaurants, spas, salons, boutiques, etc.

**RIPCO**  
REAL ESTATE



# Renderings

LIRR VIEW



RETAIL A



RETAIL B



RETAIL C



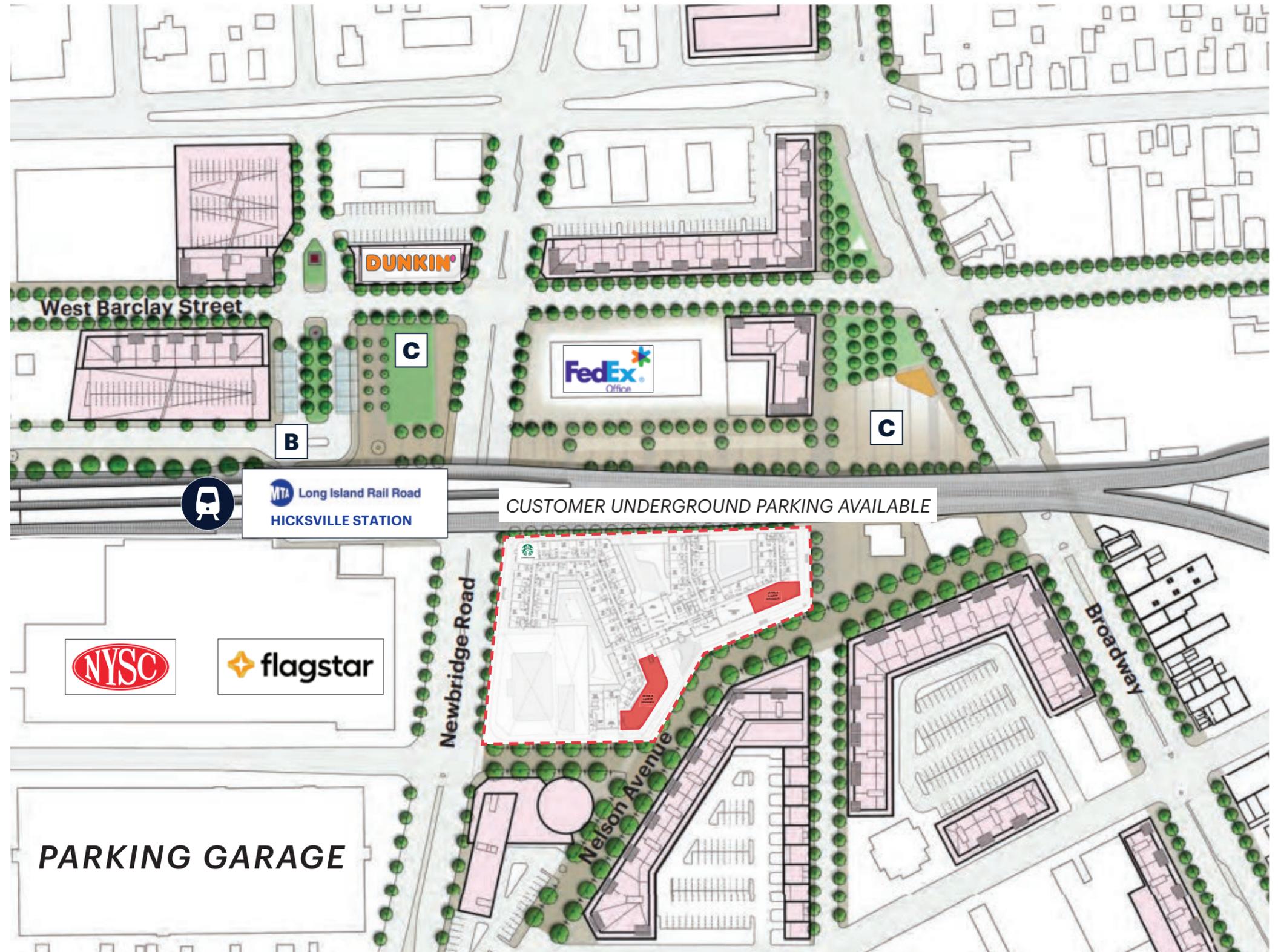
- ARTIST RENDERINGS -

# Downtown Redevelopment

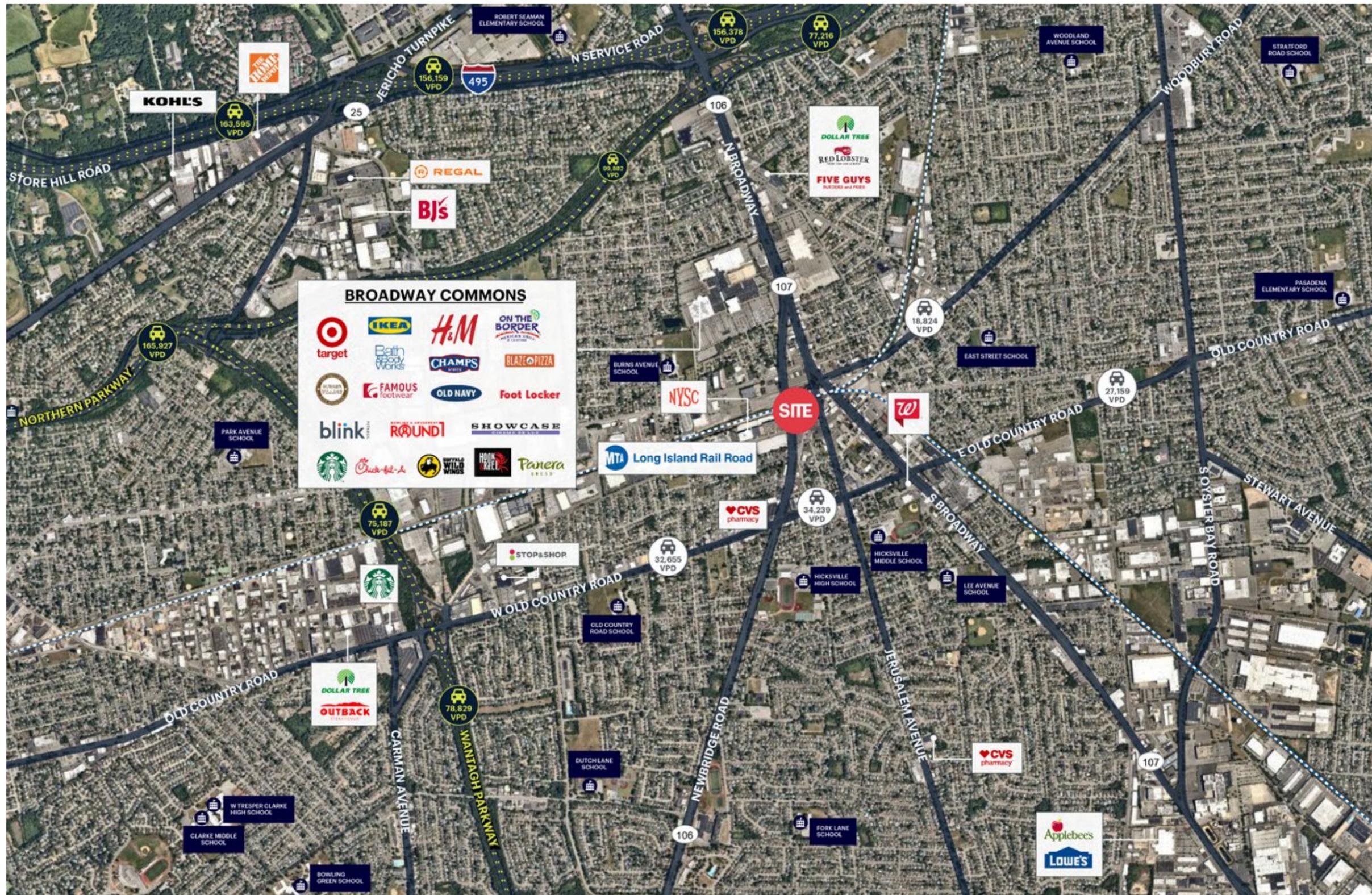
Hicksville's Downtown Redevelopment Project places an emphasis on walkability and spaces for commuters and residents to engage as a community

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

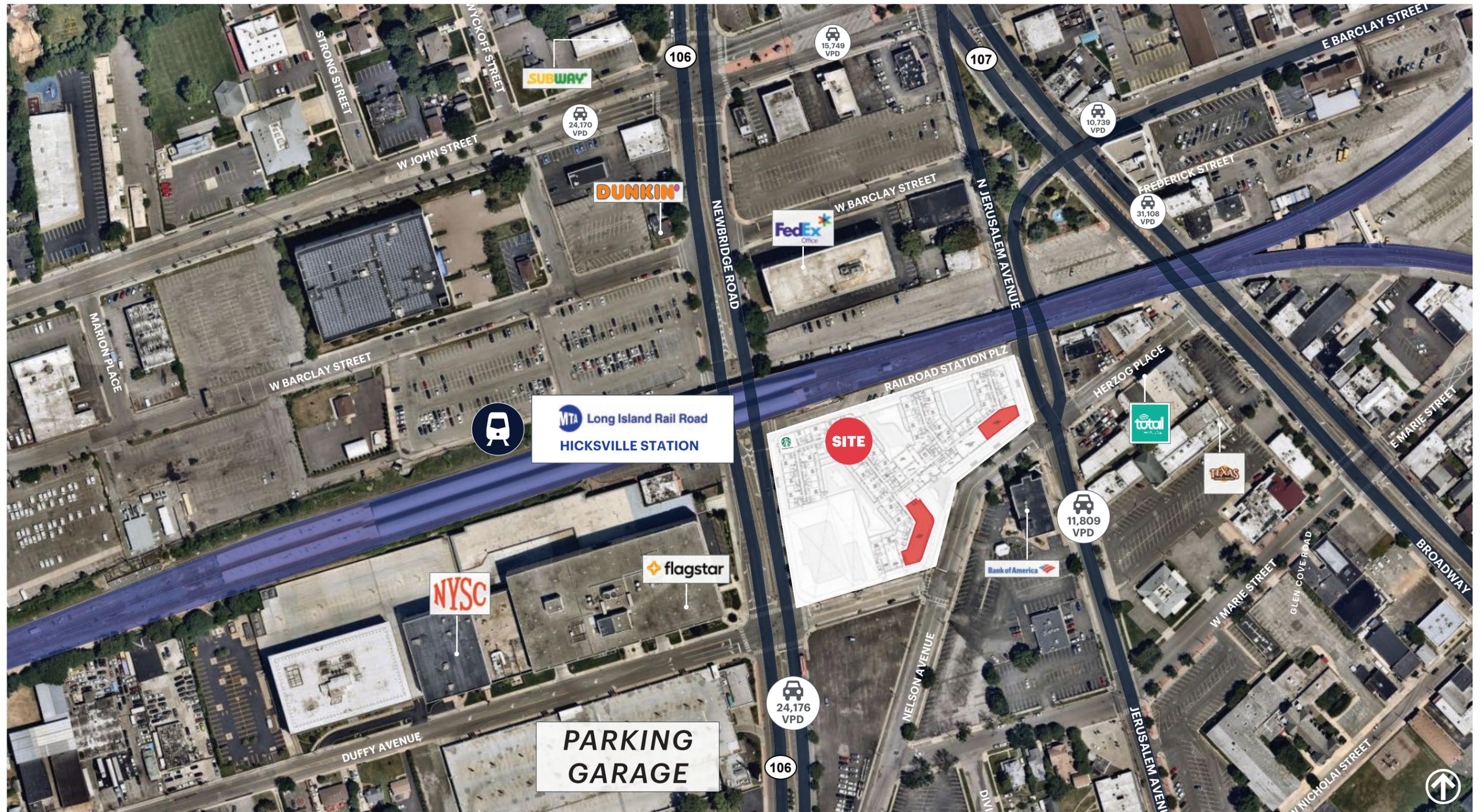


# Market Aerial



- Ideally situated at Hicksville Train Station
- Average HHI of \$175,144 within 3-mile radius
- Hicksville Train Station: Busiest LIRR station in Nassau County (Approximately 22,000 Weekday Riders)
- 1/4 mile from Broadway Commons Shopping Mall
- Newbridge Road has over 24,176 vehicles passing this site per day

# Aerial



# 99 Newbridge Road - Interior Renderings



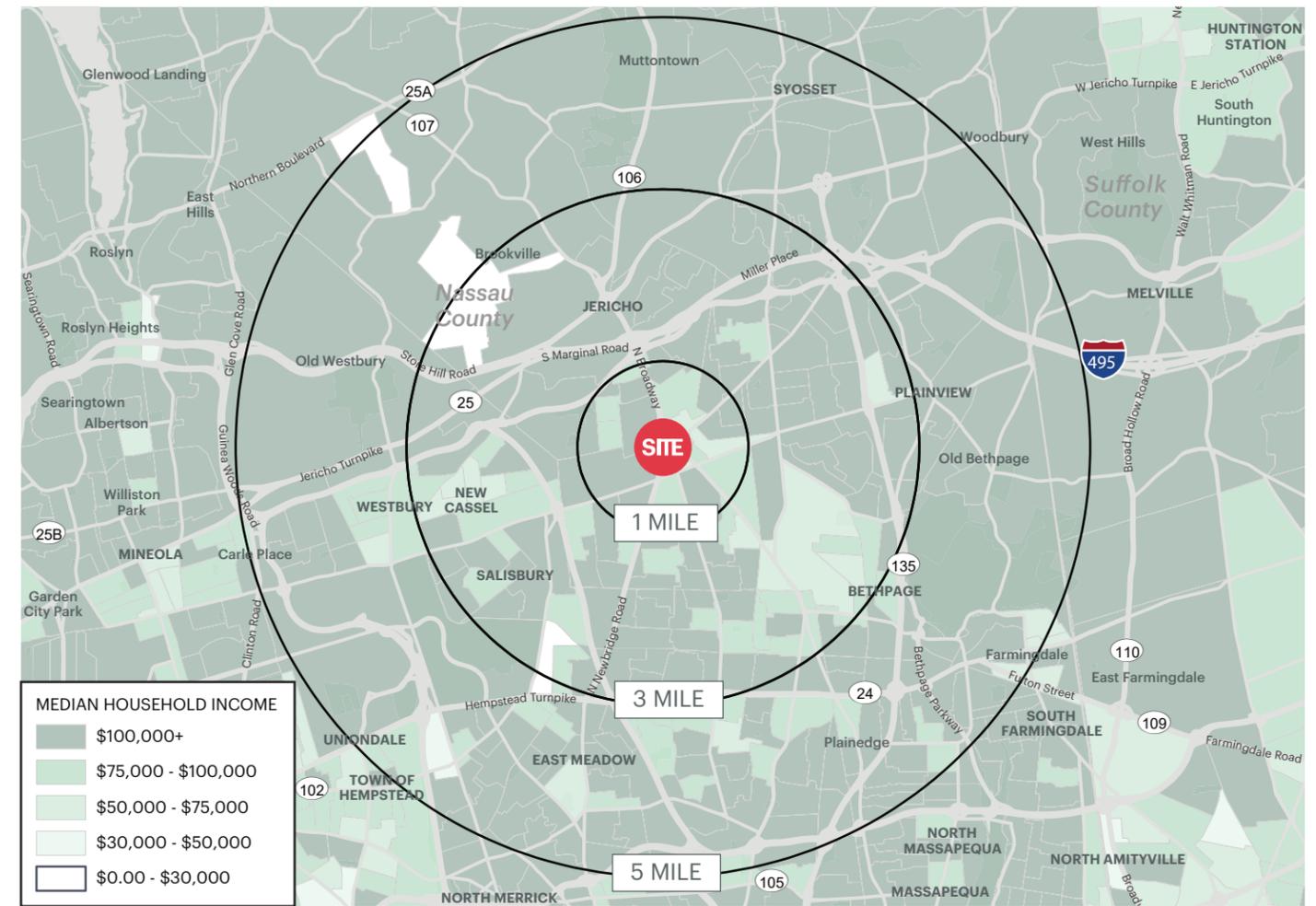
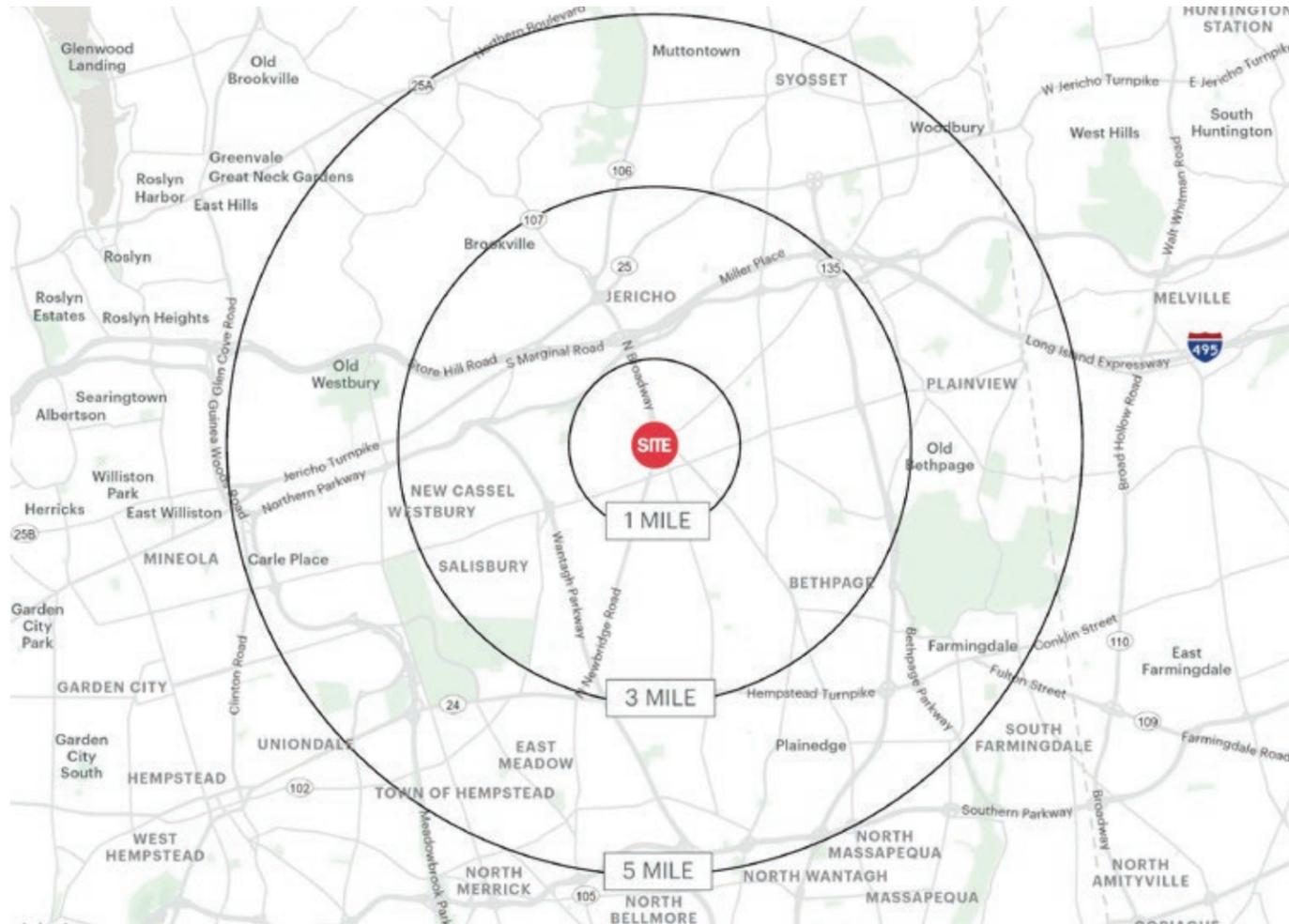
# Renderings - The Underline Project



# Overall Concept Plan - The Underline Project



# 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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