

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, bakery, etc.

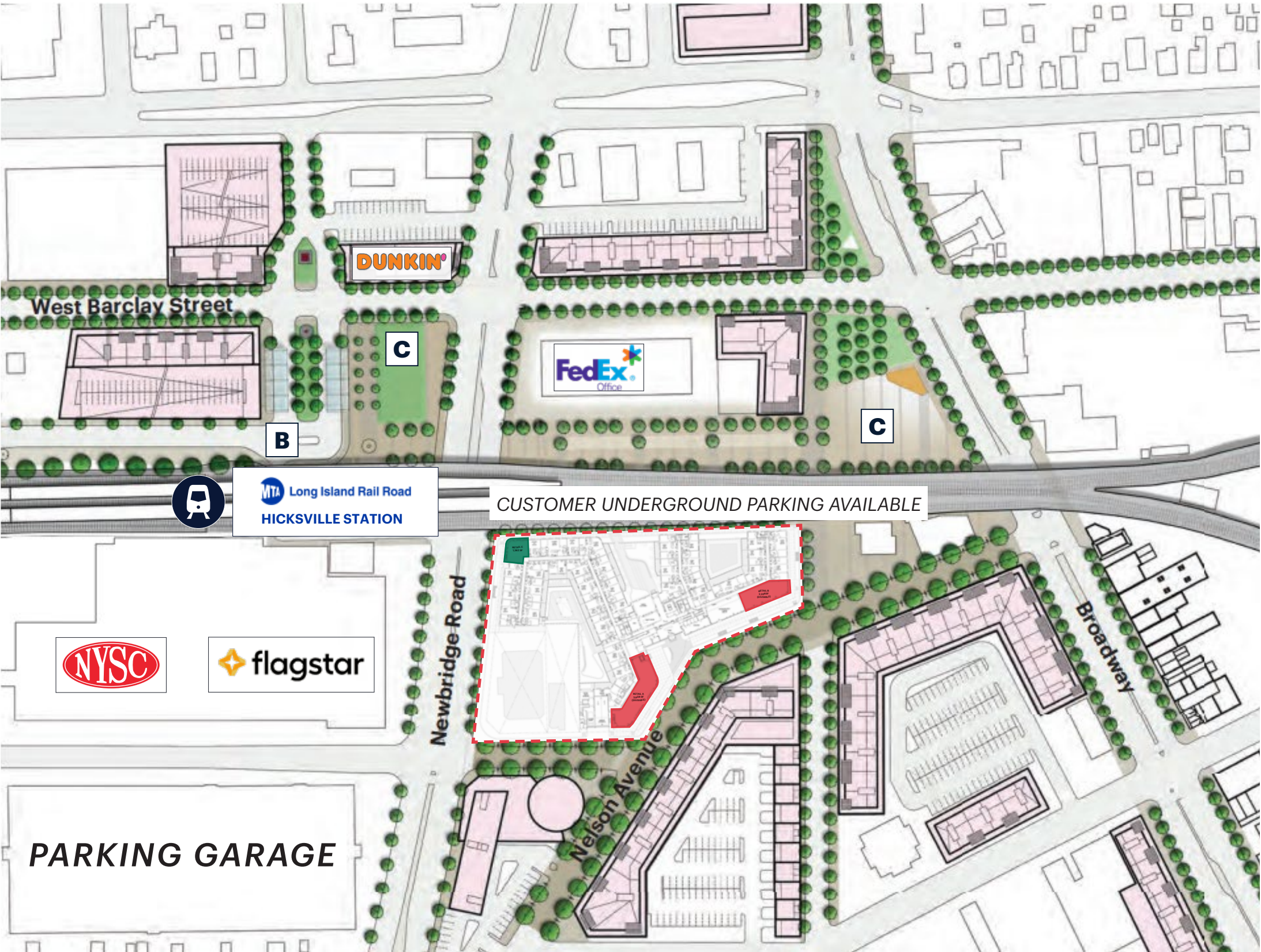
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Downtown Redevelopment

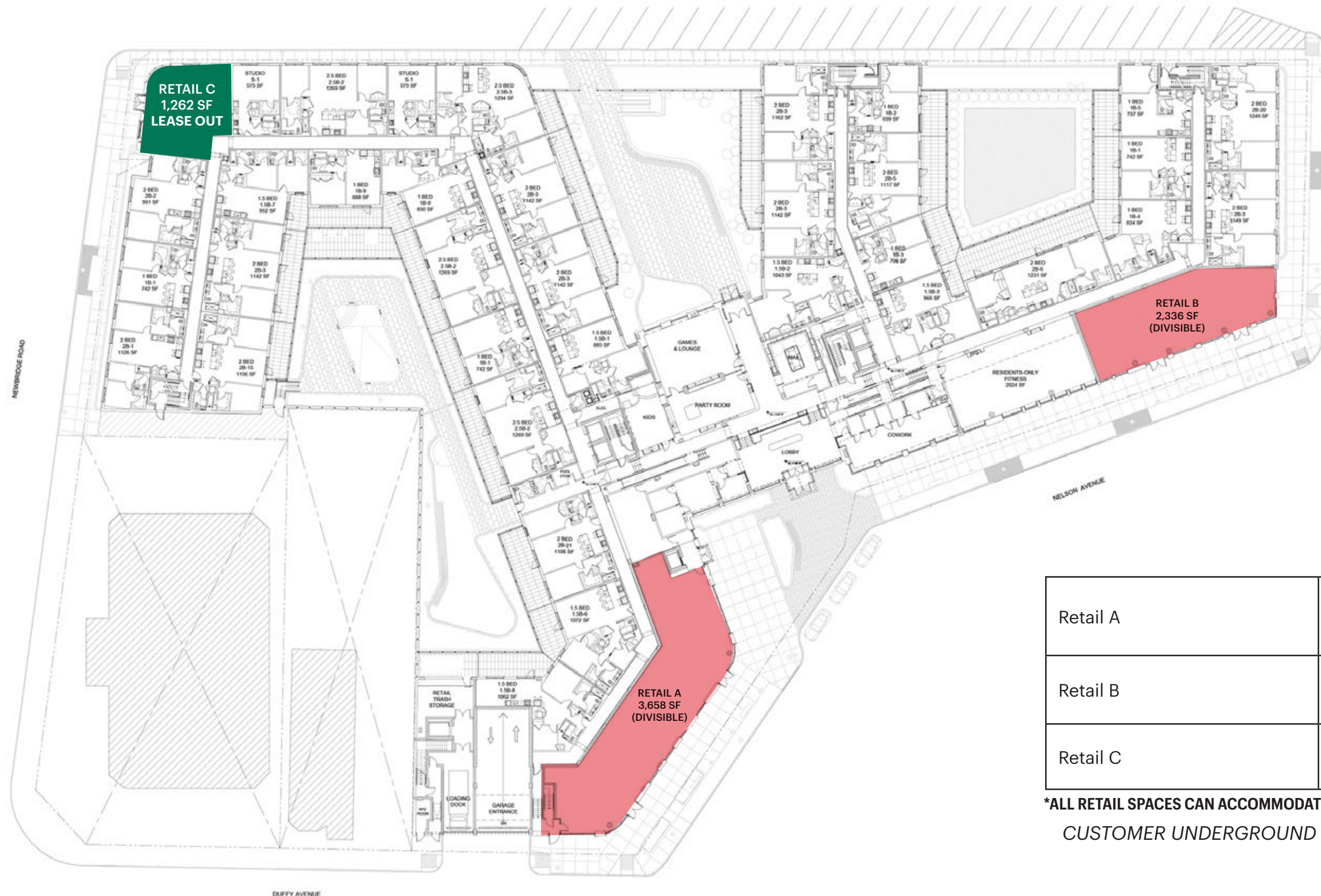
Hicksville's Downtown Redevelopment Project places an emphasis on walkability and spaces for commuters and residents to engage as a community

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



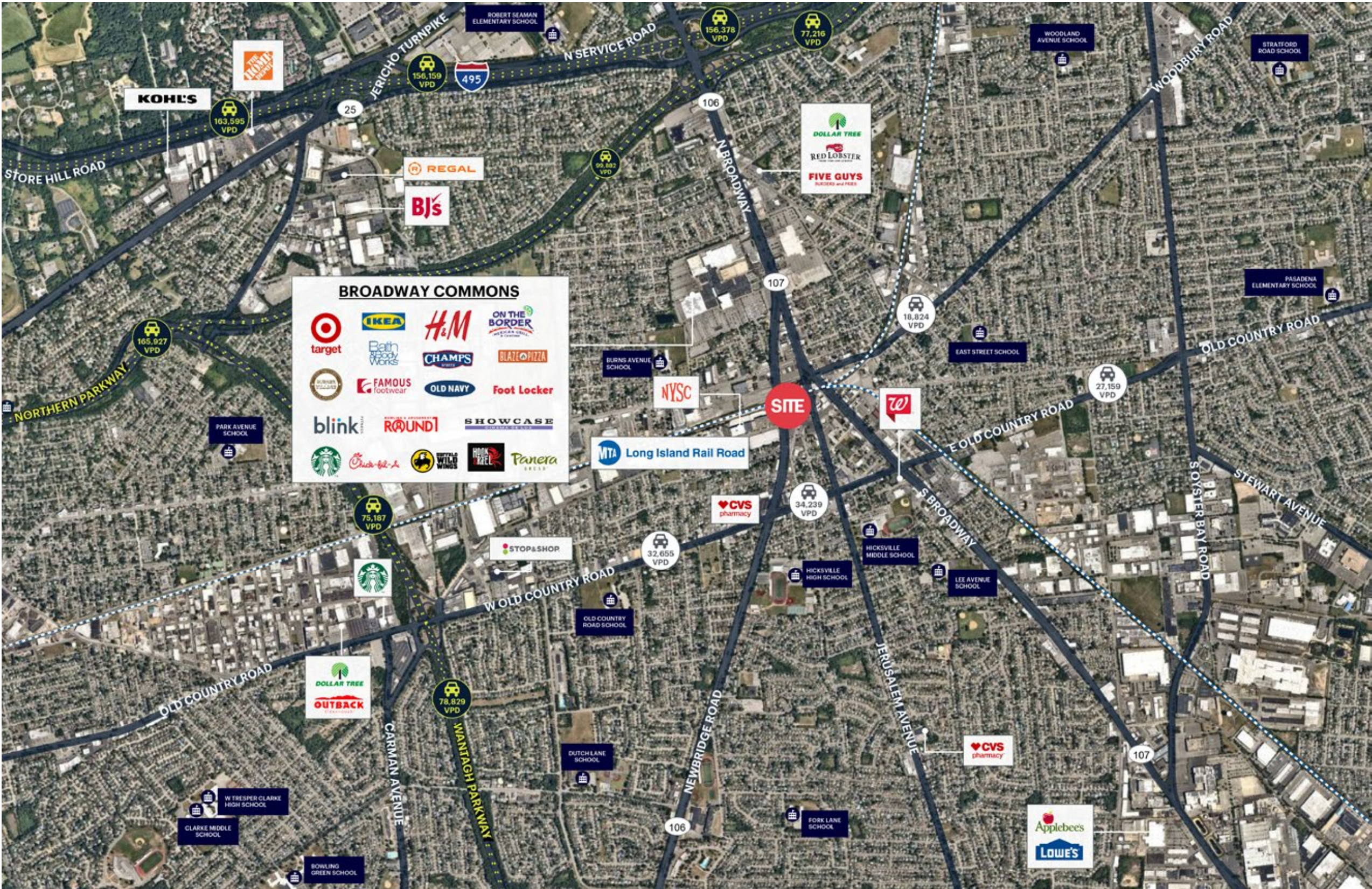
Site Plan



Retail A	3,658 SF (Divisible)
Retail B	2,336 SF (Divisible)
Retail C	1,262 SF - Lease Out

ALL RETAIL SPACES CAN ACCOMMODATE FOOD/RESTAURANT USES
CUSTOMER UNDERGROUND PARKING AVAILABLE

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



Renderings



- ARTIST RENDERINGS -

99 Newbridge Road - Interior Renderings



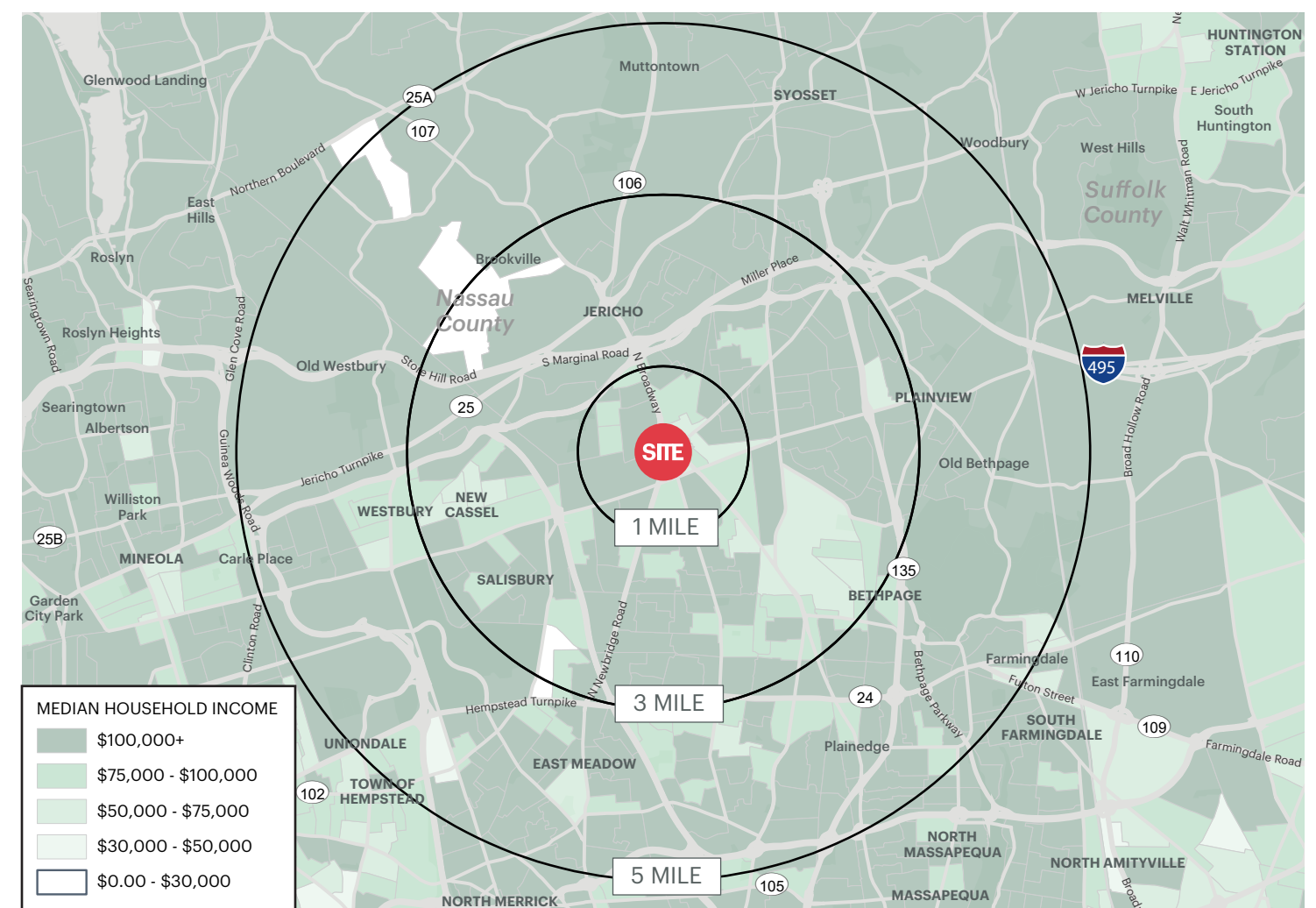
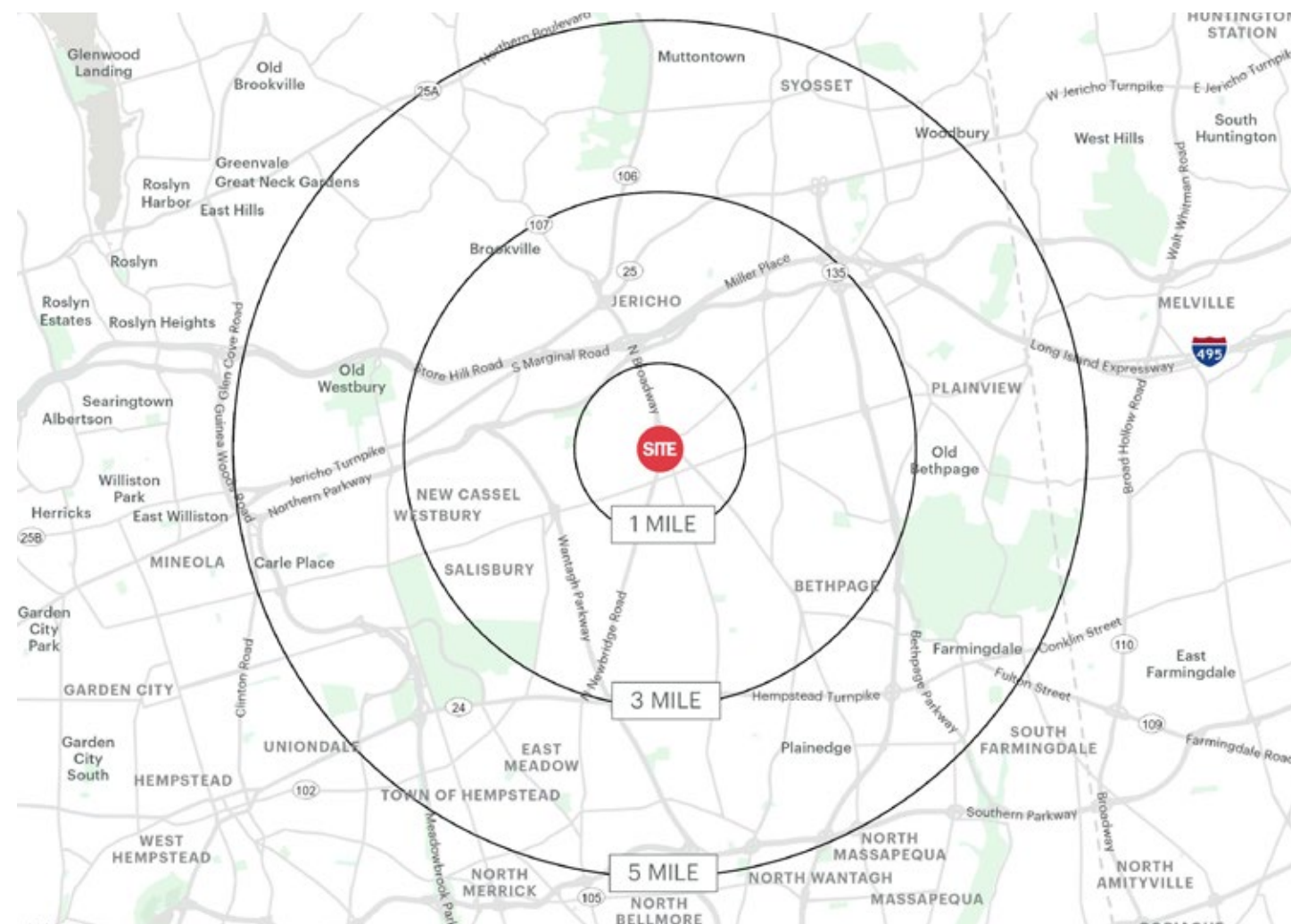
Renderings - The Underline Project



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

CONTACT EXCLUSIVE AGENTS
516.933.8880

JASON SOBEL
jsobel@ripcony.com

SYDNEY SCHMITT
sschmitt@ripcony.com



RIPCO
REAL ESTATE

1000 Woodbury Road
Suite 100
Woodbury, NY 11797
516.933.8880

Please visit us at ripcony.com for more information

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