

THE RETAIL AT THE LISLE

100 NELSON AVENUE | HICKSVILLE, NEW YORK



-Artist Rendering -

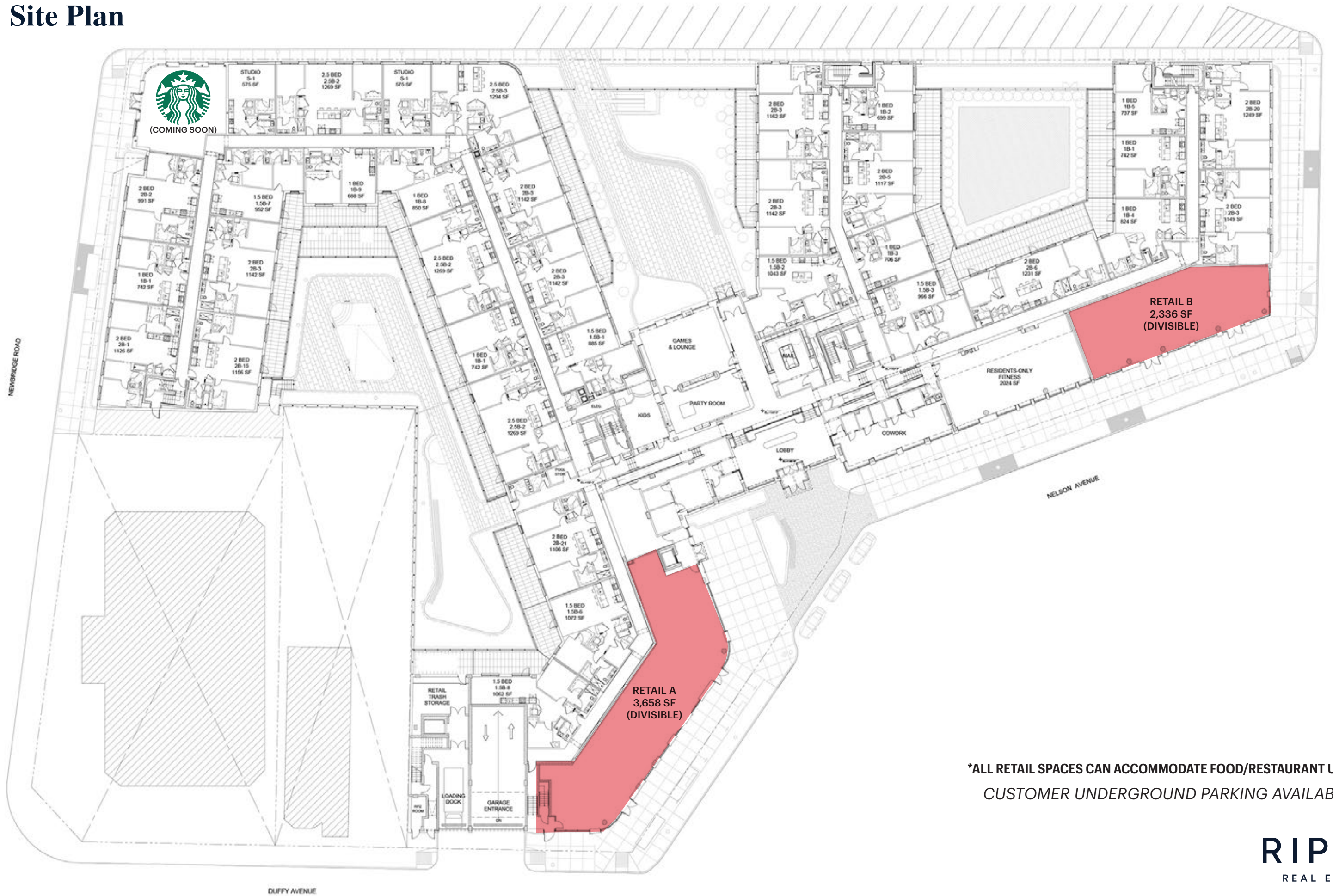
Proposed Retail and Restaurant Space Available

Brand New Mixed Use Development At Hicksville Train Station

Development to include 189 residential apartments | Ideal uses include restaurants, spas, salons, boutiques, etc.

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Site Plan



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

Renderings



- ARTIST RENDERINGS -

Renderings



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Renderings



- ARTIST RENDERINGS -

Renderings



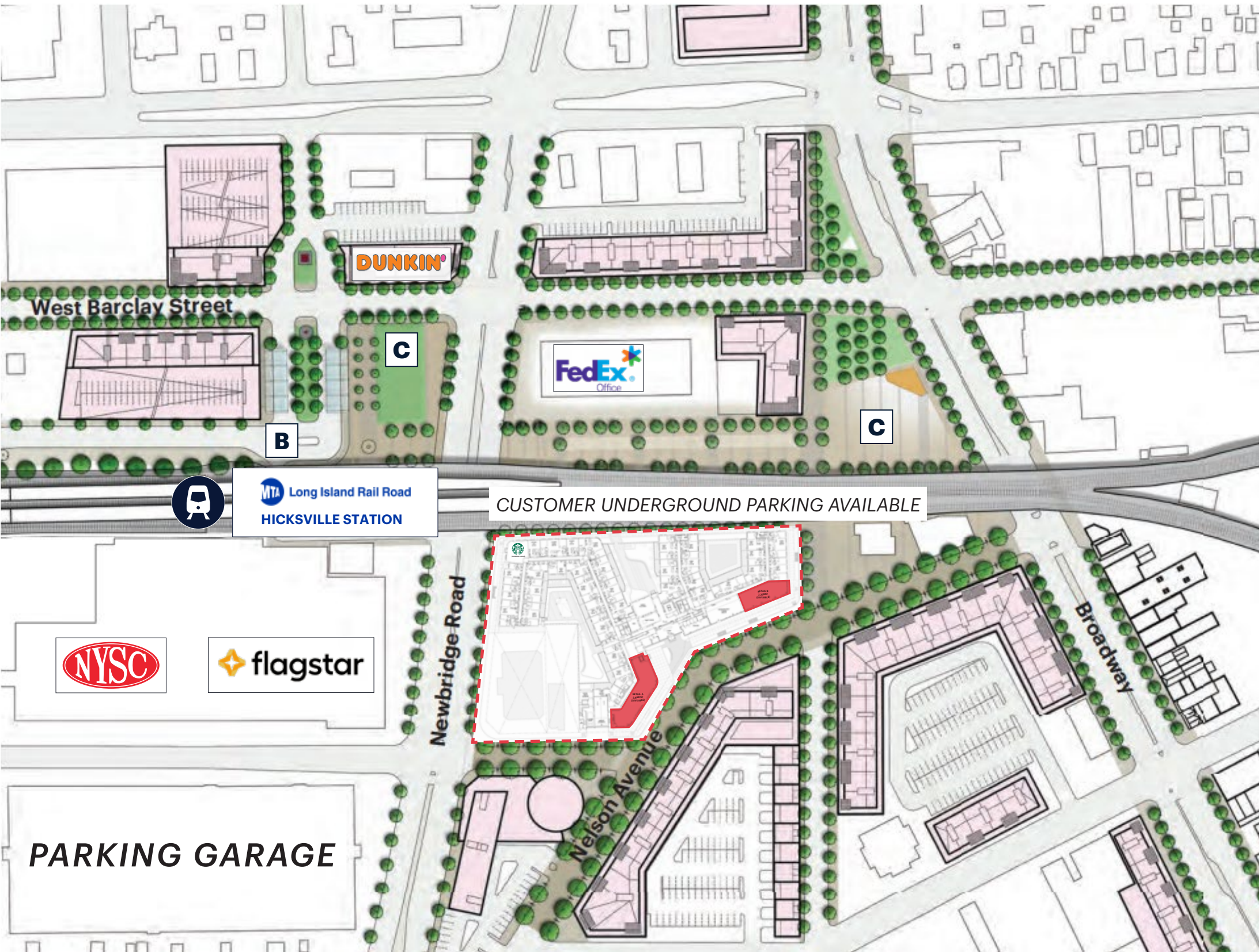
- ARTIST RENDERINGS -

Downtown Redevelopment

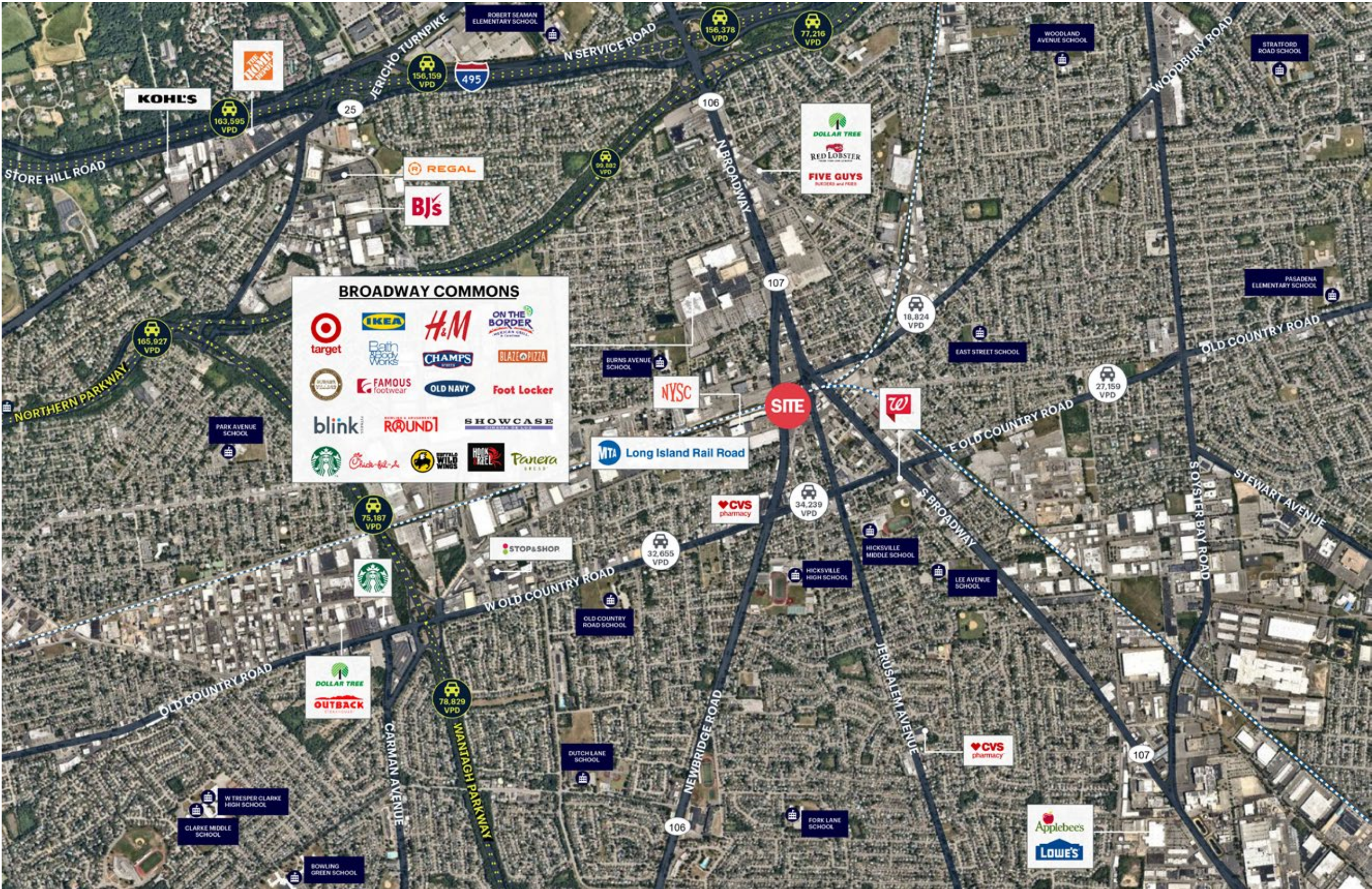
Hicksville's Downtown Redevelopment Project places an emphasis on walkability and spaces for commuters and residents to engage as a community

Projects Include:

- A. The Lisle - 100 Nelson Avenue: 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 \$202,904 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



100 Nelson Avenue - Interior Renderings



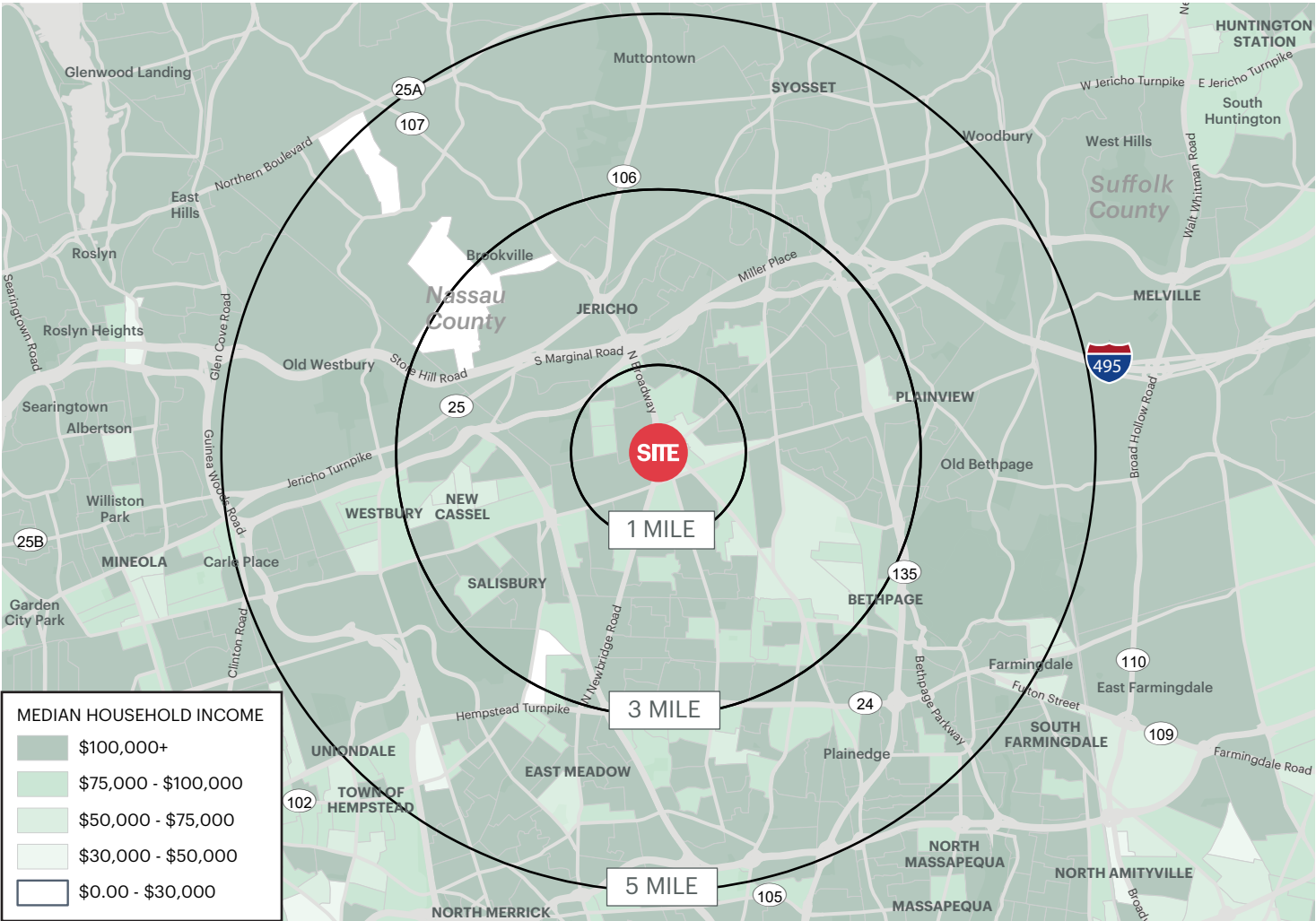
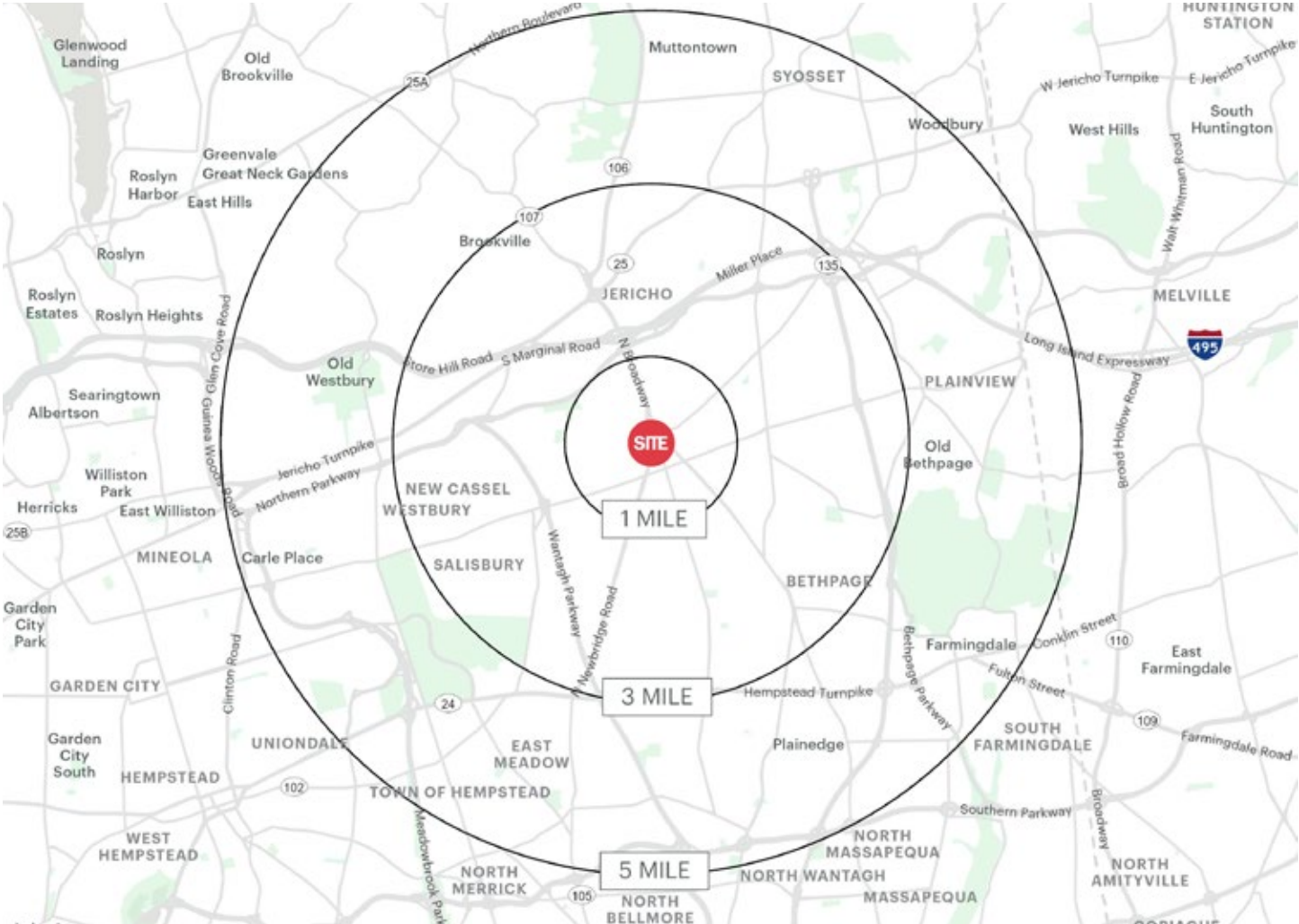
Renderings - The Underline Project



Overall Concept Plan - The Underline Project



Demographics



1
mile radius

Population
20,680
Households
6,422
Avg HH Income
\$165,109
Med HH Income
\$135,729
Daytime Population
26,147

3
mile radius

Population
156,627
Households
48,894
Avg HH Income
\$202,904
Med HH Income
\$156,993
Daytime Population
156,693

5
mile radius

Population
322,329
Households
105,549
Avg HH Income
\$203,613
Med HH Income
\$155,983
Daytime Population
350,062

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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.