

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.

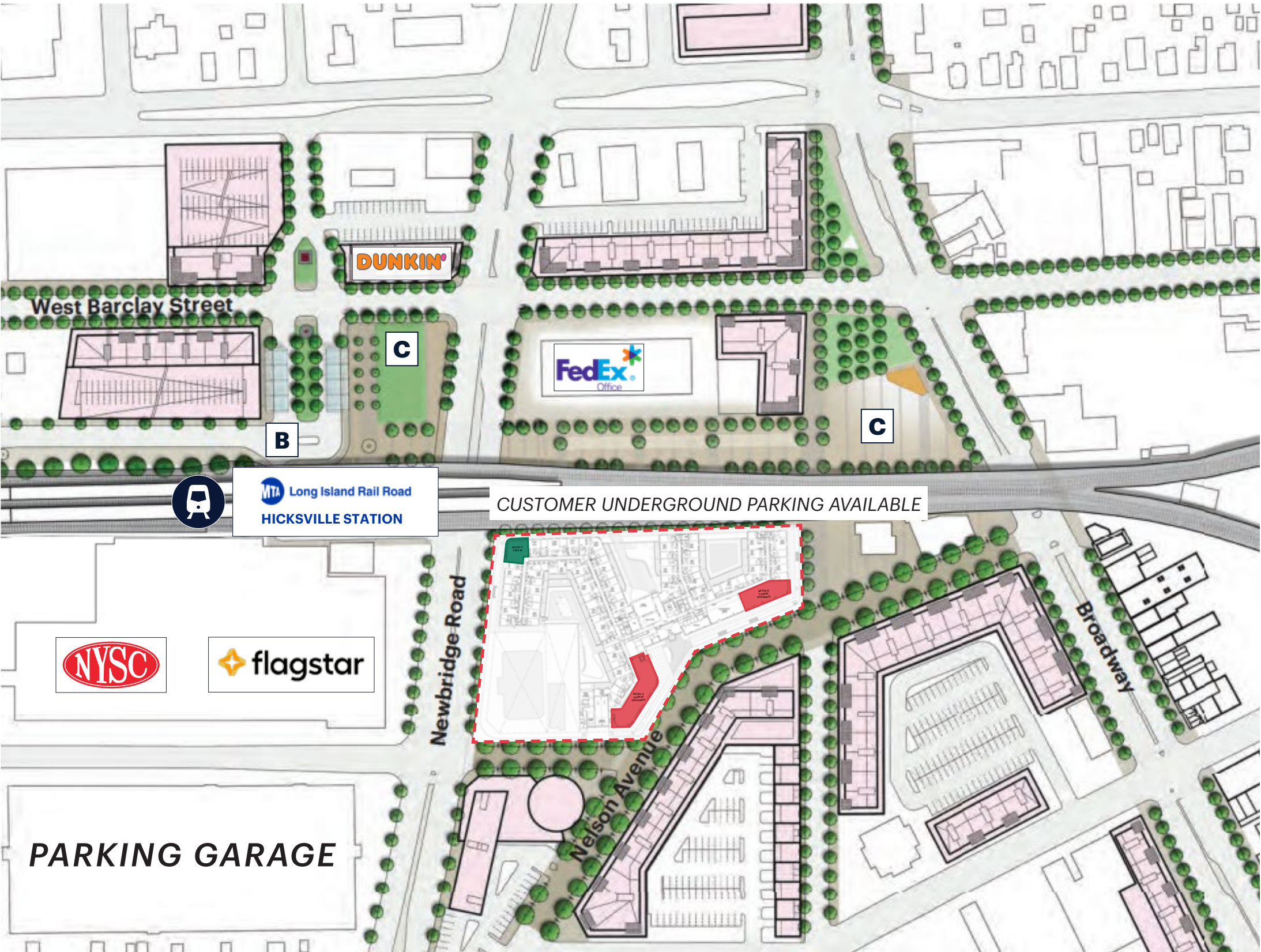
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Downtown Redevelopment

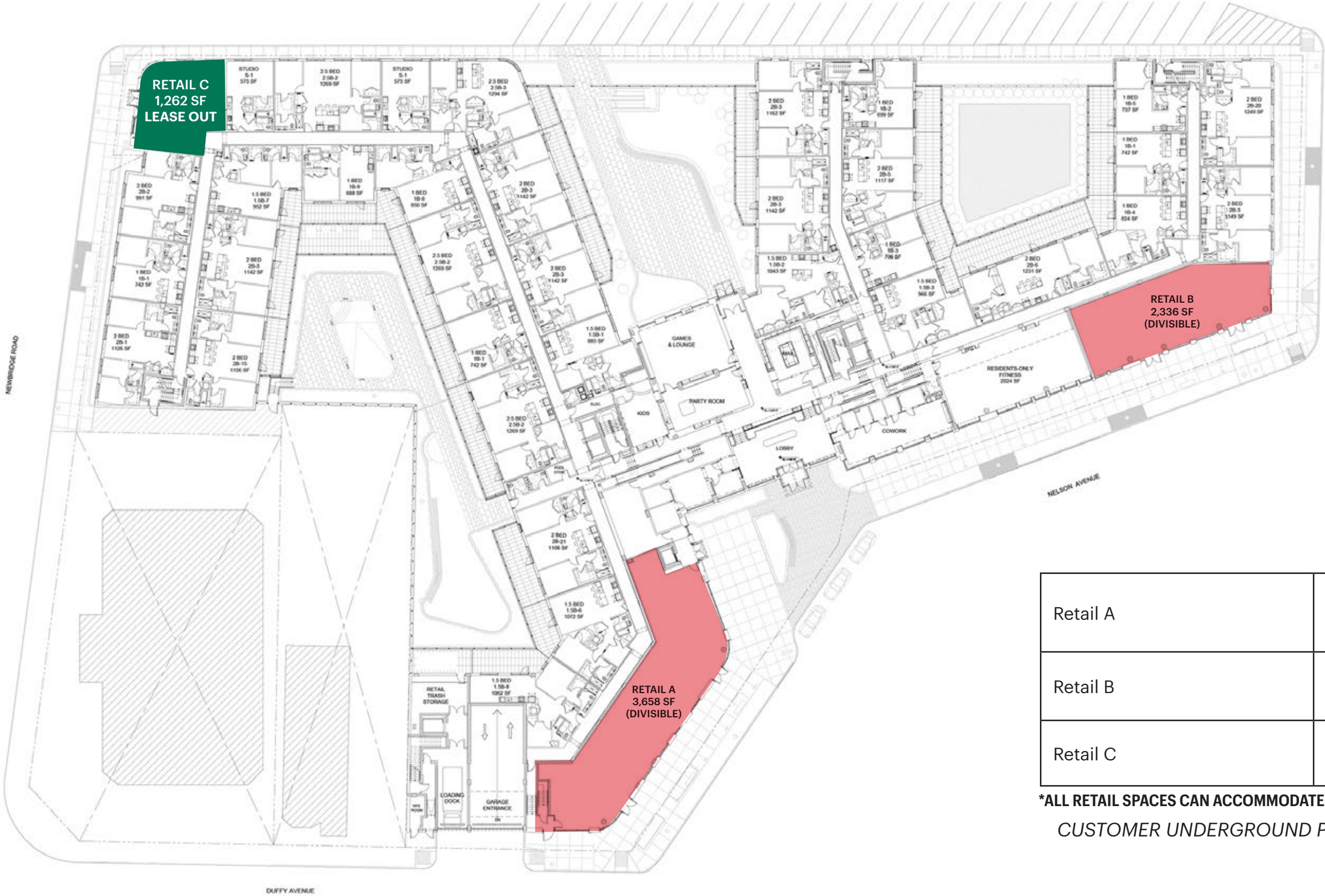
Hicksville's Downtown Redevelopment Project places an emphasis on walkability and spaces for commuters and residents to engage as a community

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



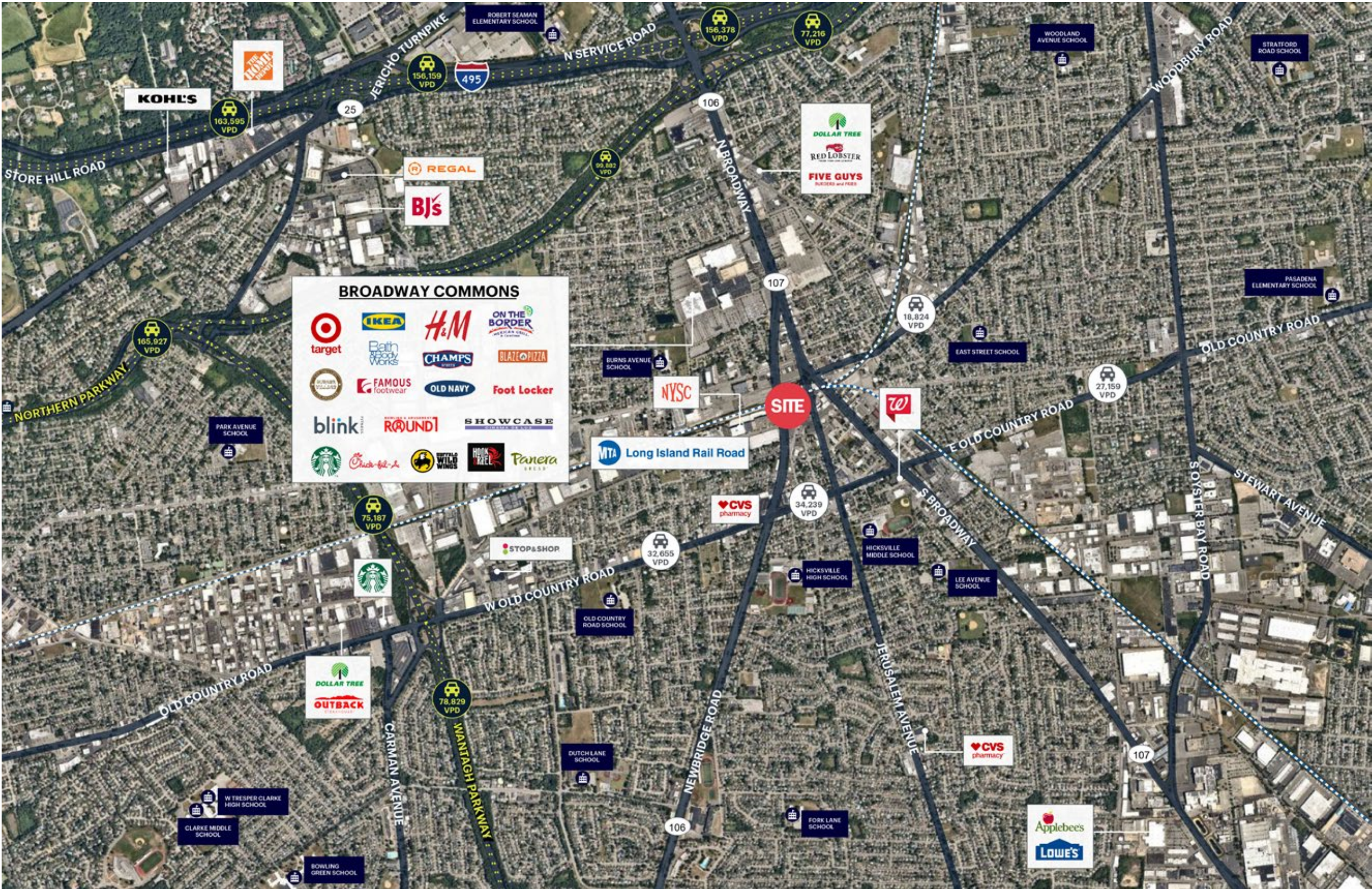
Site Plan



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 (11,113 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



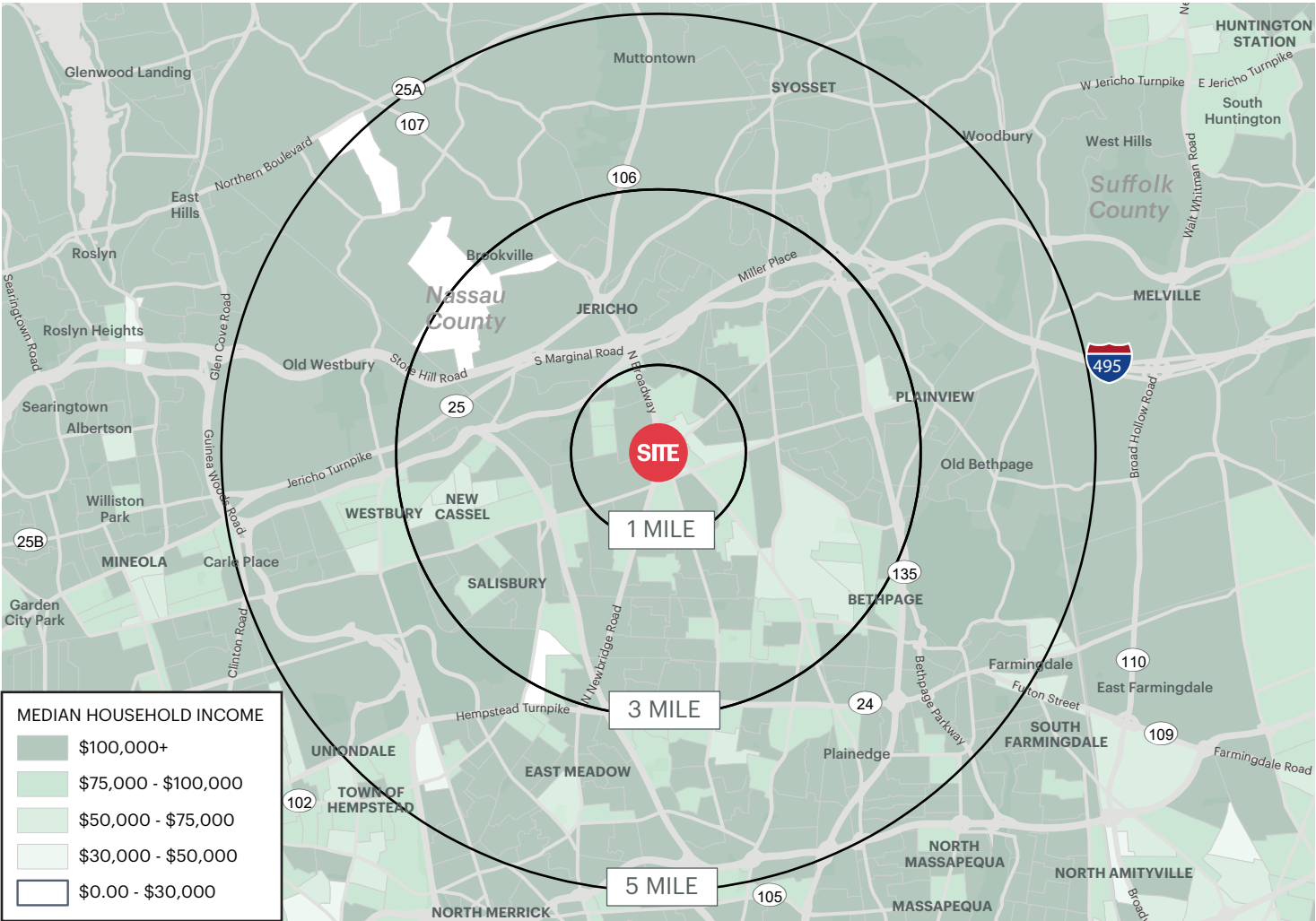
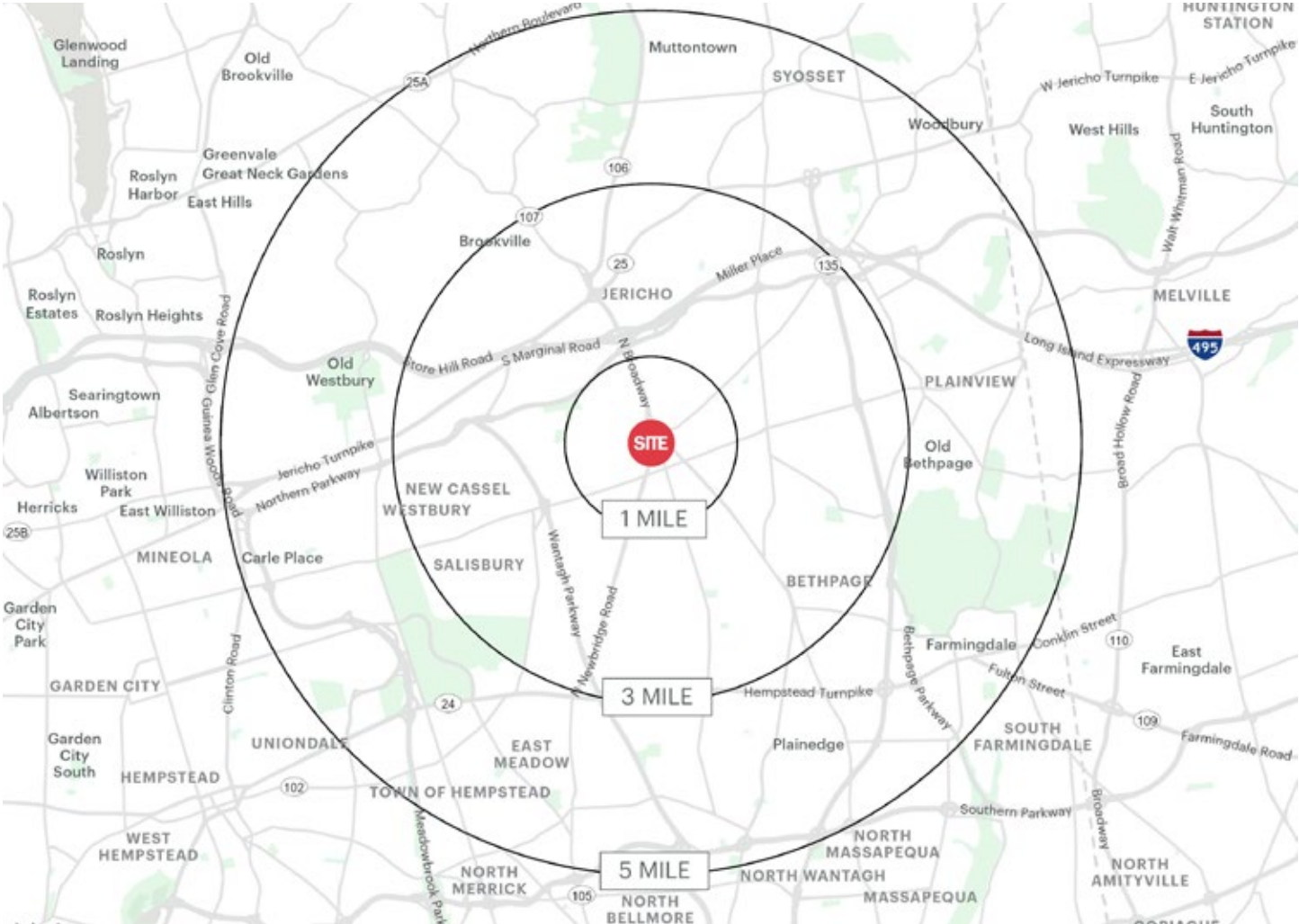
Renderings - The Underline Project



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

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Please visit us at ripcony.com for more information

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.