



RETAIL SPACE

MELVILLE, NY

RUSCIO MALL

901 WALT WHITMAN ROAD

SIZE

7,960 SF (Divisible) + ±2,000 SF Mezzanine

ASKING RENT

Upon Request

CO-TENANTS

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

NEIGHBORS

HomeGoods, Shake Shack, Uncle Giuseppe's, Dick's Sporting Goods, Public Lands, Marshalls, CAVA, Gregory's Coffee, AT&T, Club Pilates, Bowlmor

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 the newest Uncle Giuseppe's grocery store as well as Dick's Sporting Goods, Public Lands, Marshalls and Macy's Backstage

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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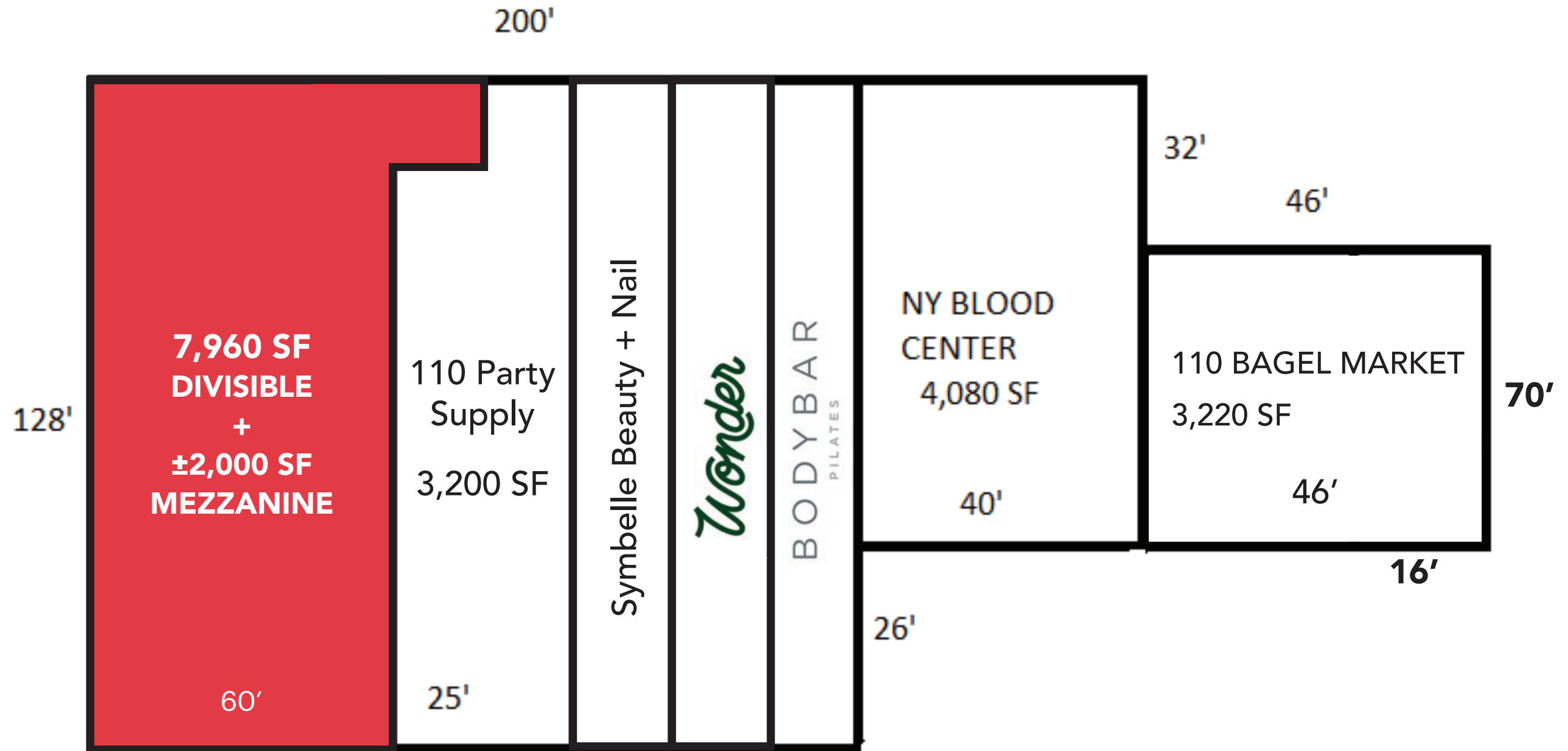
RIPCO
REAL ESTATE

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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.

SITE PLAN



WALT WHITMAN ROAD (ROUTE 110)

AERIAL



RUSCIO MALL
901 WALT WHITMAN ROAD

7,960 SF
Divisible

- 110 BAGEL MARKET
- New York Blood Center
- BODYBAR
- Wonder
- SYBELLE
- 110 PARTY SUPPLY

HomeGoods

Bowlero

SHAKE SHACK

RUTH'S CHRIS STEAK HOUSE

35,200 VPD

at&t

CLUB PILATES

CAVA

Marshalls

macy's backstage

PUBLIC LANDS

DICK'S SPORTING GOODS

Uncle Giuseppe's MARKETPLACE

WALT WHITMAN ROAD

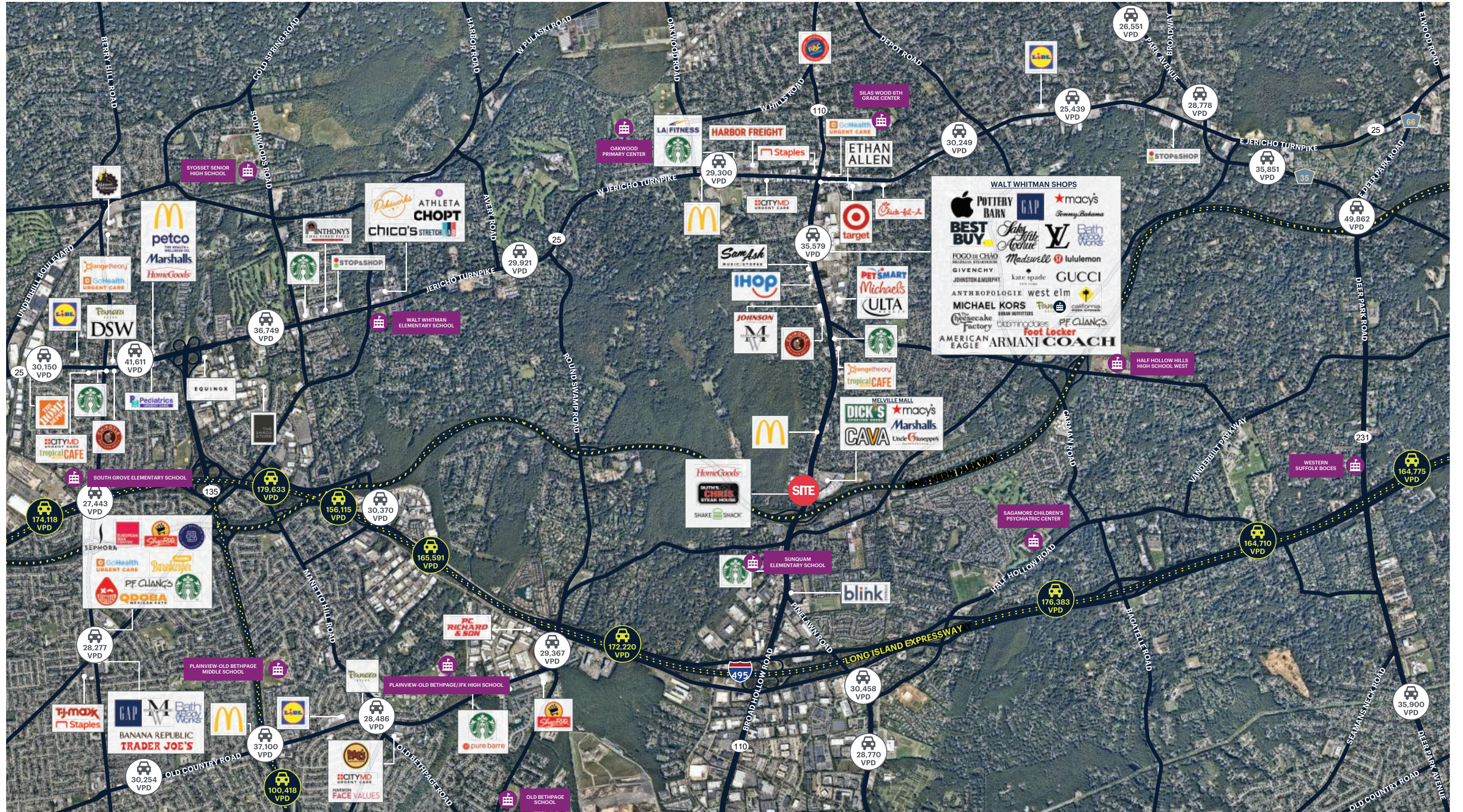
110

NORTHERN STATE PARKWAY

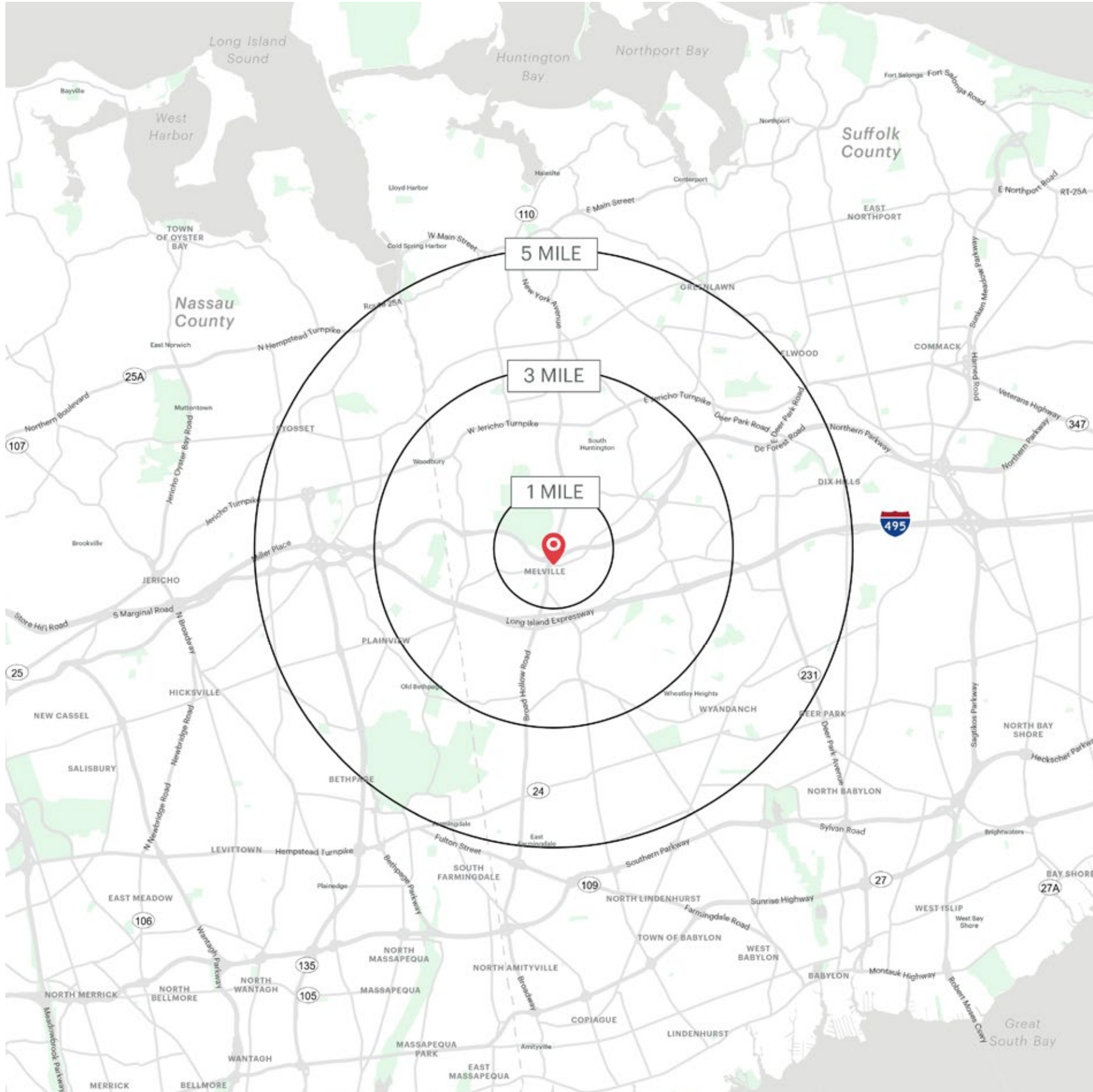
72,500 VPD

NORTHERN PARKWAY

MARKET 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

