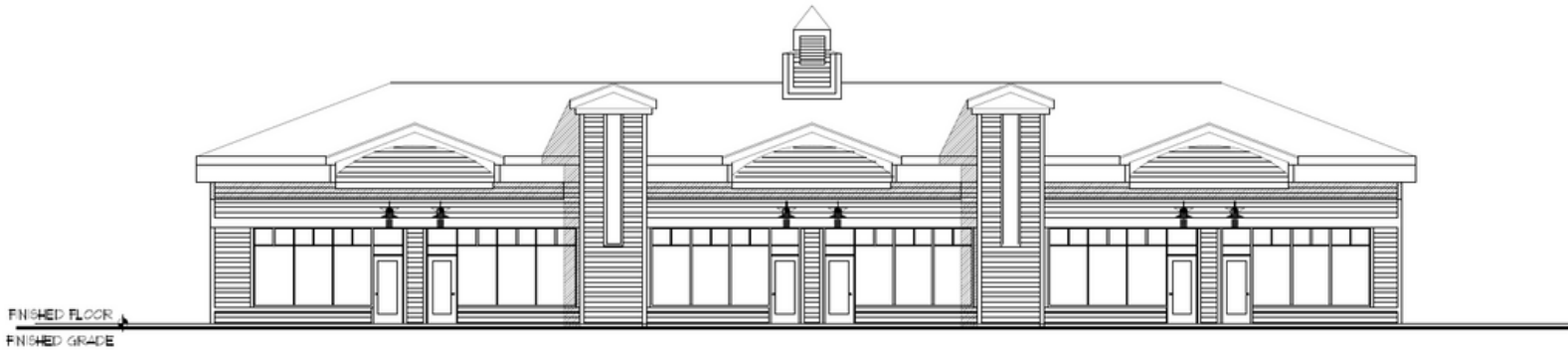




FRONT (NORTH) ELEVATION - 25 feet to ridge
SCALE 3/4" = 1'-0"



FRONT (NORTH) ELEVATION - ALTERNATE 1
SCALE 3/4" = 1'-0"

NEW RETAIL DEVELOPMENT

* APPROVED FOR RESTAURANTS * DRIVE-THRU ENDCAP
RULAND ROAD AT MAXESS ROAD
MELVILLE, NY 11747

EXCLUSIVE AGENT:

ROBERT BRENNAN

rob@fdcrealty.com
(631) 579-5443

PROPERTY

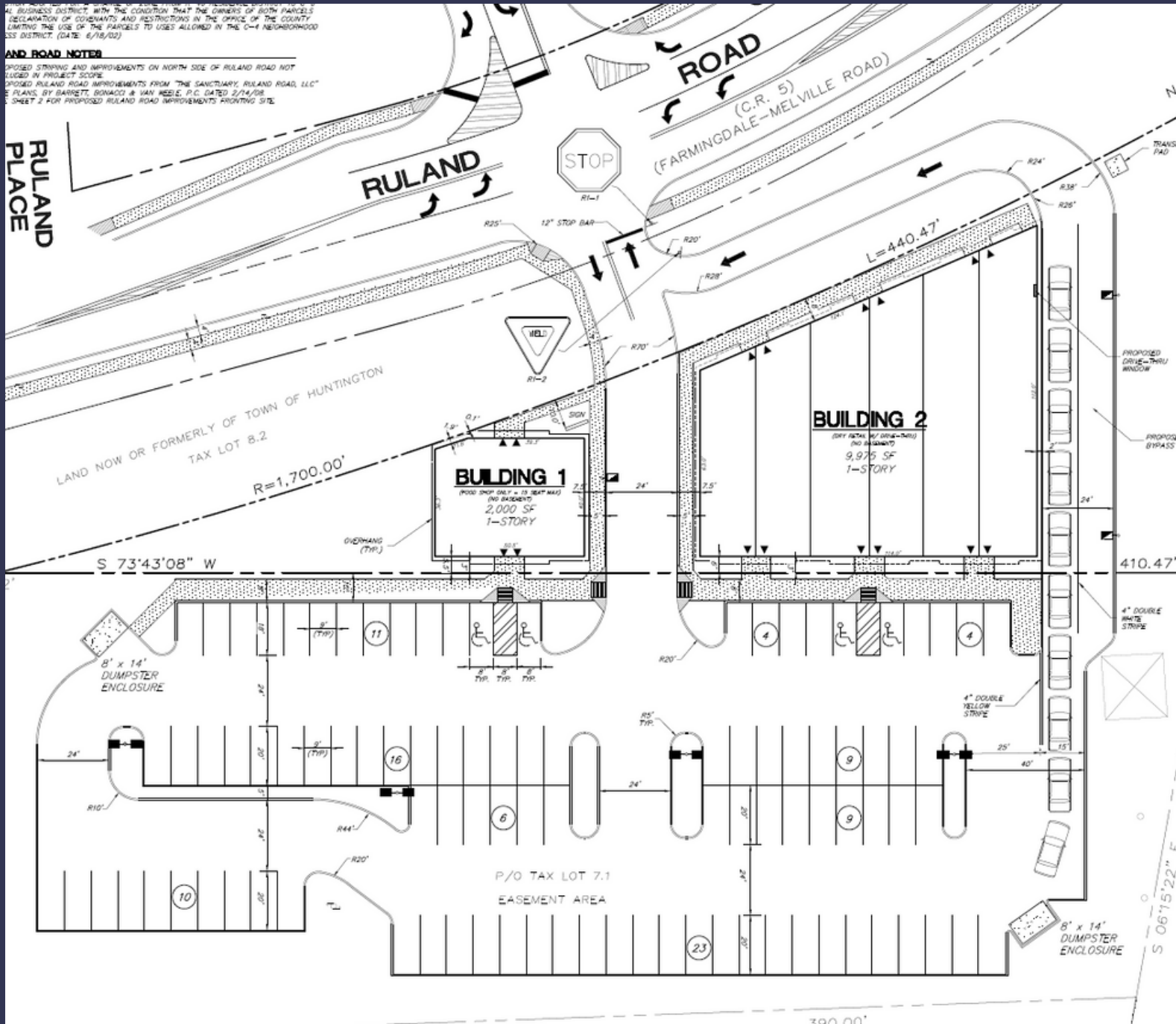
Square Feet: **1,275 - 9,975**

Asking Rent: **Upon Request**

Taxes | CAM: **Estimated \$8.00 PSF**

COMMENTS

- Near new 900,000 SF of Industrial & Amazon distribution centers
- Perfectly situated within Melville Office & Industrial parks
- Endcap with Drive-Thru and Freestanding building available

RULAND
PLACE

SITE PLAN

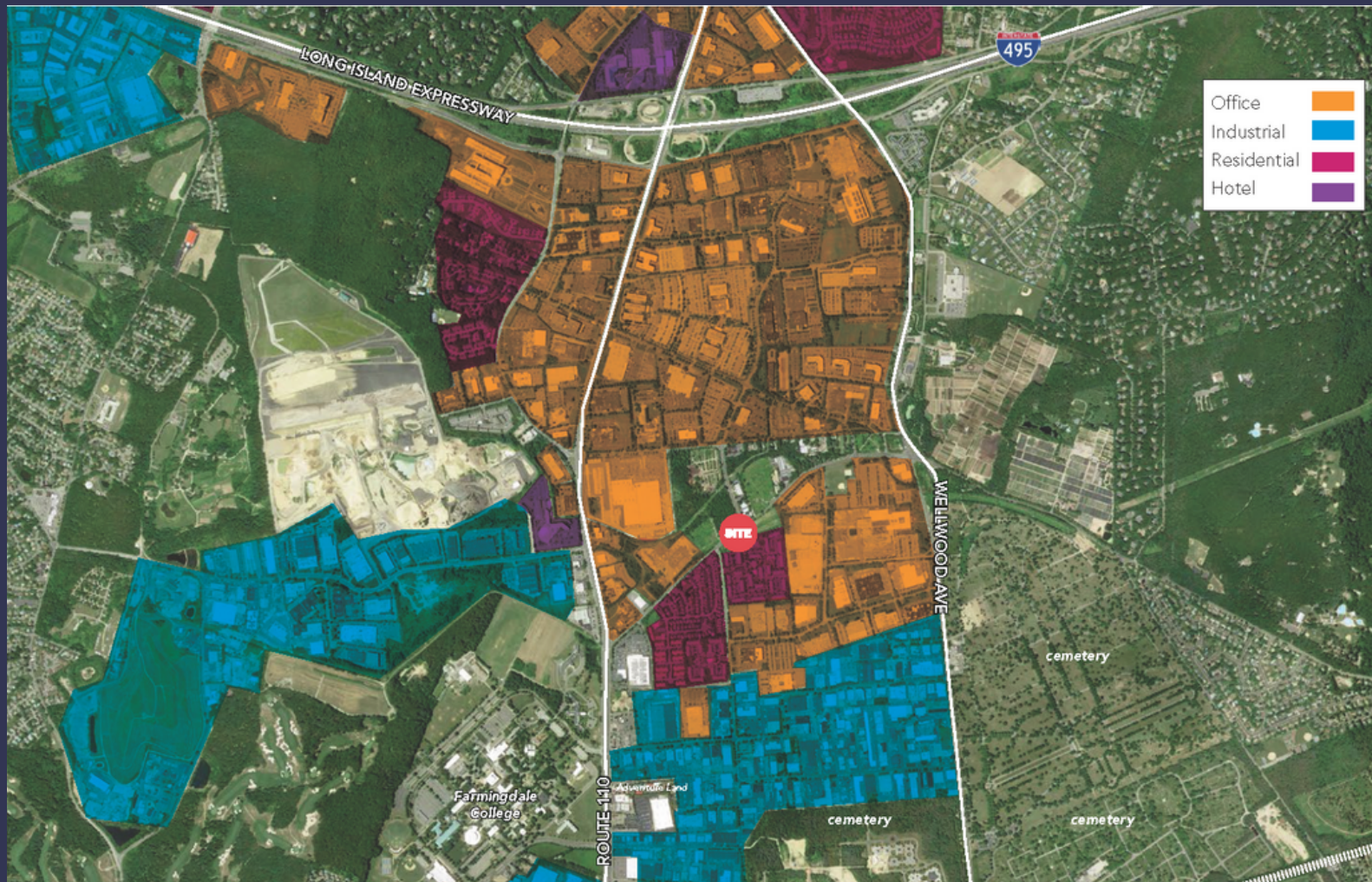
- | | | | |
|----|--|----|--|
| 1 | Canon
CANON U.S.A., INC.
808 employees | 19 | Natural Organics
93 employees |
| 2 | FedEx
Corporation
127 employees | 20 | Global Facility Management & Construction
93 employees |
| 3 | Leviton Manufacturing
26 employees | 21 | Henry Schein
124 employees |
| 4 | Warren
29 employees | 22 | Fougere
179 employees |
| 5 | First Data, Air Tech, Central
Business Systems, K2HS
1,624 employees | 23 | Huntington Quadrangle
661 employees |
| 6 | Nikon
51 employees | 24 | Polytech University
107 employees |
| 7 | ESTER LAMORE
252 employees | 25 | Honeywell Int.
199 employees |
| 8 | BAK OF AMERICA
74 employees | 26 | Alulon
44 employees |
| 9 | ID
79 employees | 27 | Harcum LLP
43 employees |
| 10 | Korg USA
76 employees | 28 | Law Offices
137 employees |
| 11 | Sanford-Brown Institute
73 employees | 29 | citibank
69 employees |
| 12 | SBARRO
75 employees | 30 | MSC Industries
224 employees |
| 13 | Agge Capital Corp
65 employees | 31 | UBS Financial Services, Prometric, Capital One Bank,
Kitchen Laundry
6,303 employees |
| 14 | Petro Oil
94 employees | 32 | Reliance First Capital, Business Dynamics, CHSL,
ADI Global District
1,865 employees |
| 15 | Sun Guard
72 employees | 33 | Hilton |
| 16 | WALSH
79 employees | 34 | USPS
1,078 employees |
| 17 | H2M Architects & Engineers
94 employees | 35 | amazon.com |
| 18 | Forum Novelty
180 employees | | |



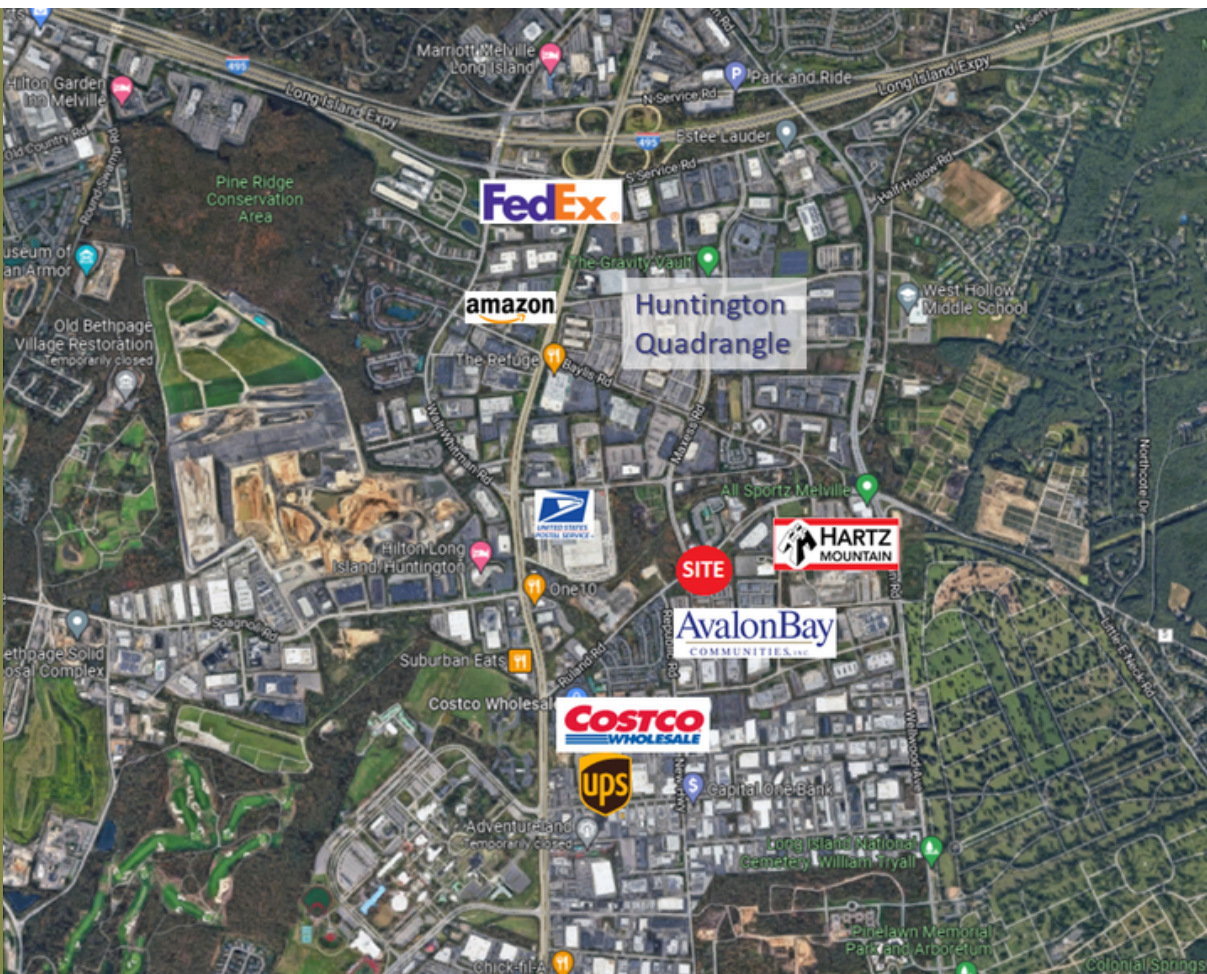
RESTAURANTS & RECREATION

- | | |
|----|---------------------------------|
| 1 | BLACKSTONE |
| 2 | JEWEL |
| 3 | REFUGE |
| 4 | SCHMITZ'S |
| 5 | one10 |
| 6 | one10 |
| 7 | one10 |
| 8 | BOWL MOR LANES |
| 9 | SHAKE SHACK |
| 10 | RUTH'S CHRIS STEAK HOUSE |
| 11 | EA |
| 12 | COSTCO WHOLESALE |

MARKET TENANTS



LAND USES



1 MILE RADIUS

Population:	3,349	Households:	1,246
Total Businesses:	1,408	Average Income:	\$146,407
Total Employees:	27,309	Median Income:	\$137,598

3 MILE RADIUS

Population:	49,621	Households:	16,491
Total Businesses:	5,393	Average Income:	\$150,532
Total Employees:	74,446	Median Income:	\$123,947

5 MILE RADIUS

Population:	263,279	Households:	86,812
Total Businesses:	14,384	Average Income:	\$143,354
Total Employees:	161,604	Median Income:	\$118,455