



RETAIL SPACE

MELVILLE, NY

RUSCIO MALL

901 WALT WHITMAN ROAD

SIZE

2,869 - 6,118 SF (Divisible)

FRONTAGE

Up To ±47 FT

ASKING RENT

Upon Request

CO-TENANTS

Mystique Boutique, 110 Bagel Market, 110 Party Supply, New York Blood Center

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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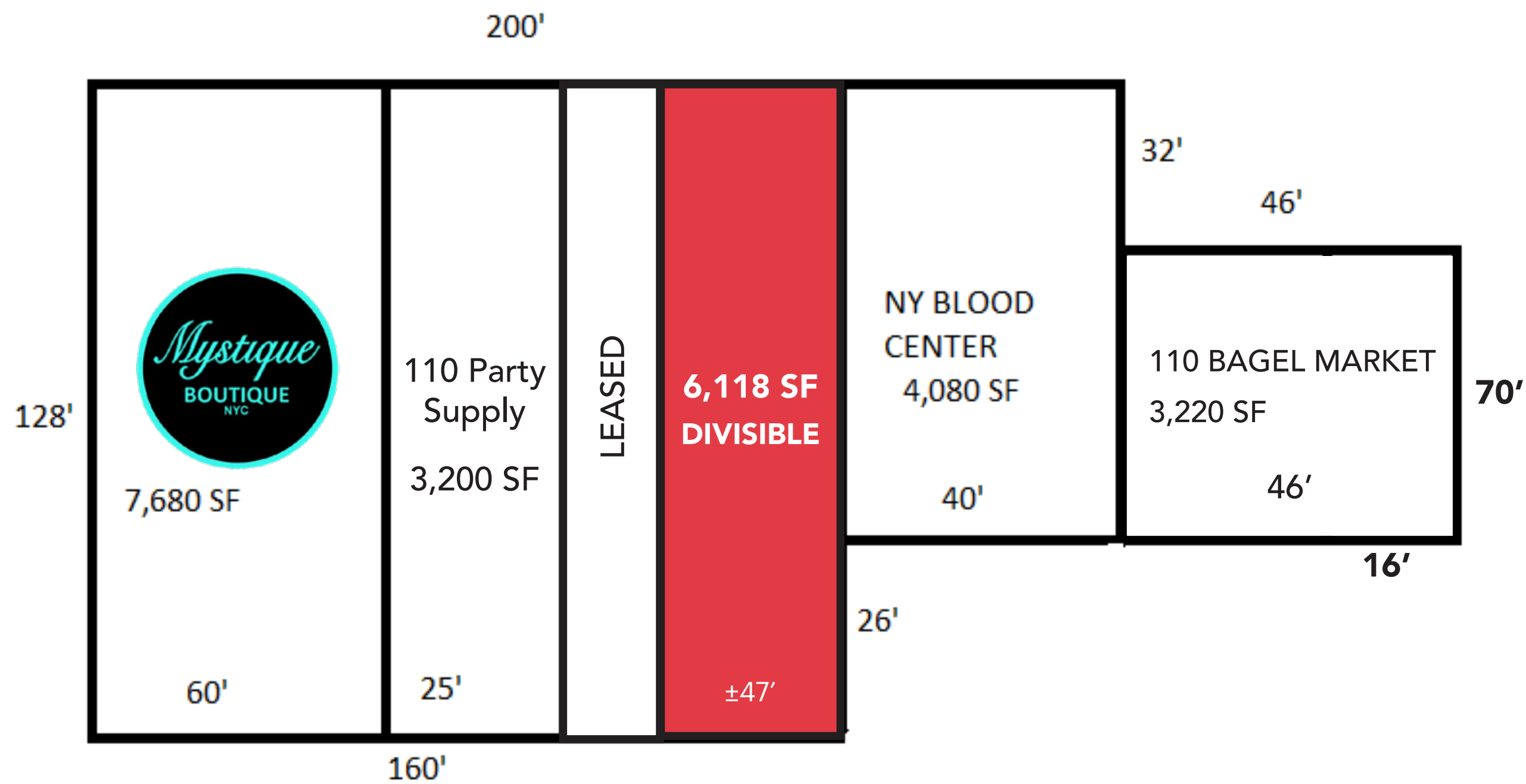
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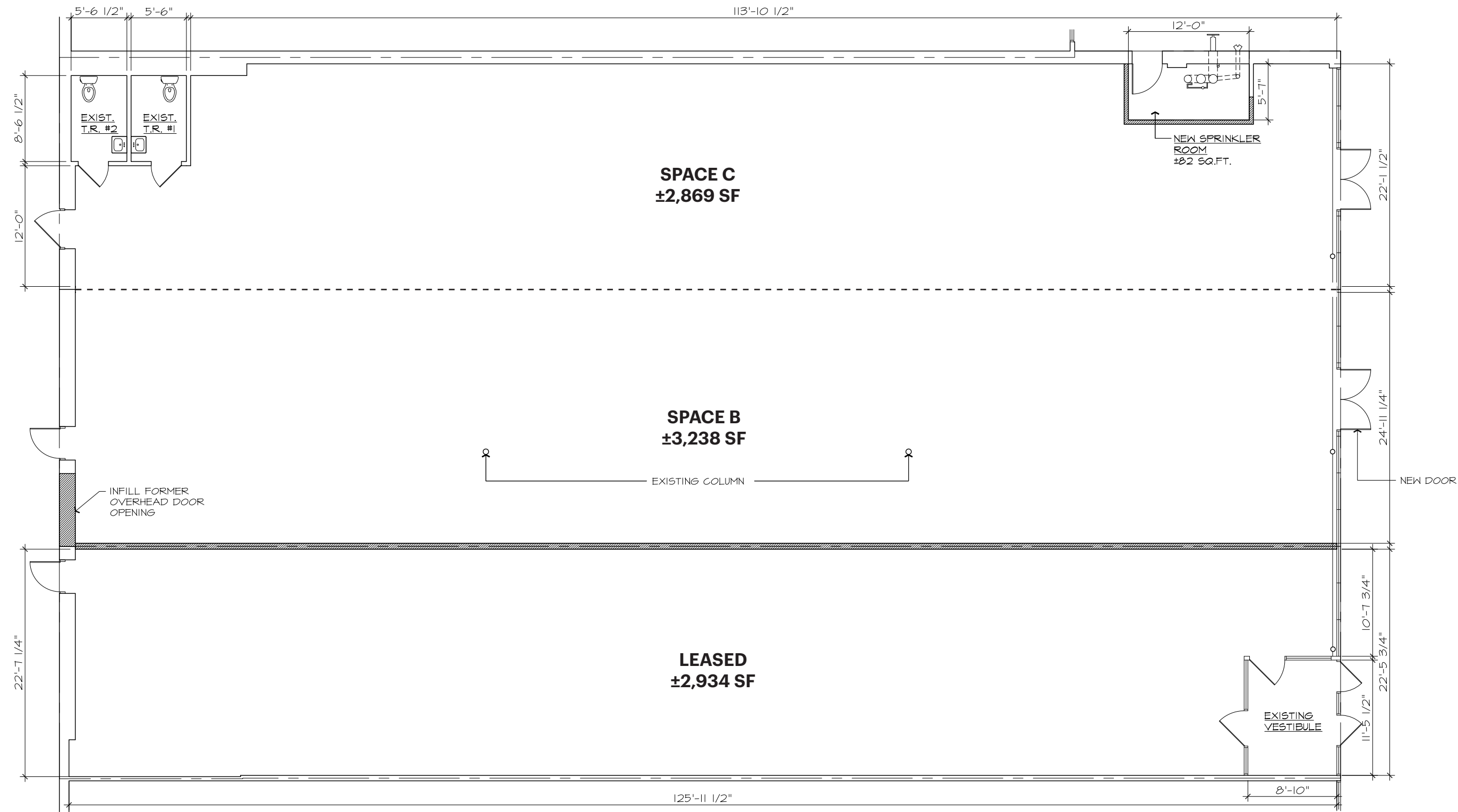
This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

SITE PLAN



WALT WHITMAN ROAD (ROUTE 110)

PROPOSED DIVISION PLAN



1 PROPOSED FLOOR PLAN
LOD4 SCALE: 3/16" = 1'-0"



RUSCIO MALL
901 WALT WHITMAN ROAD

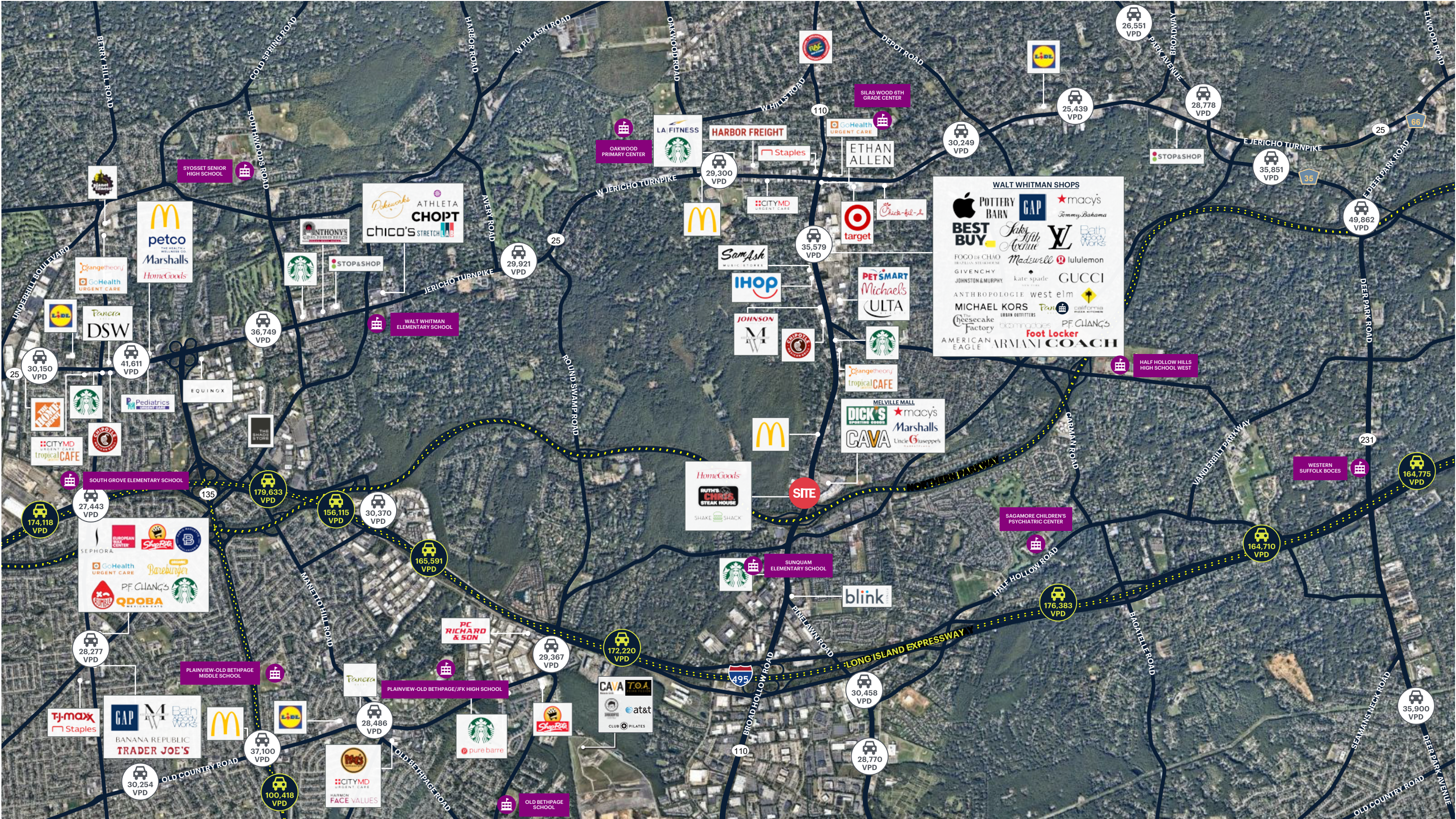
110 BAGEL MARKET

New York Blood Center

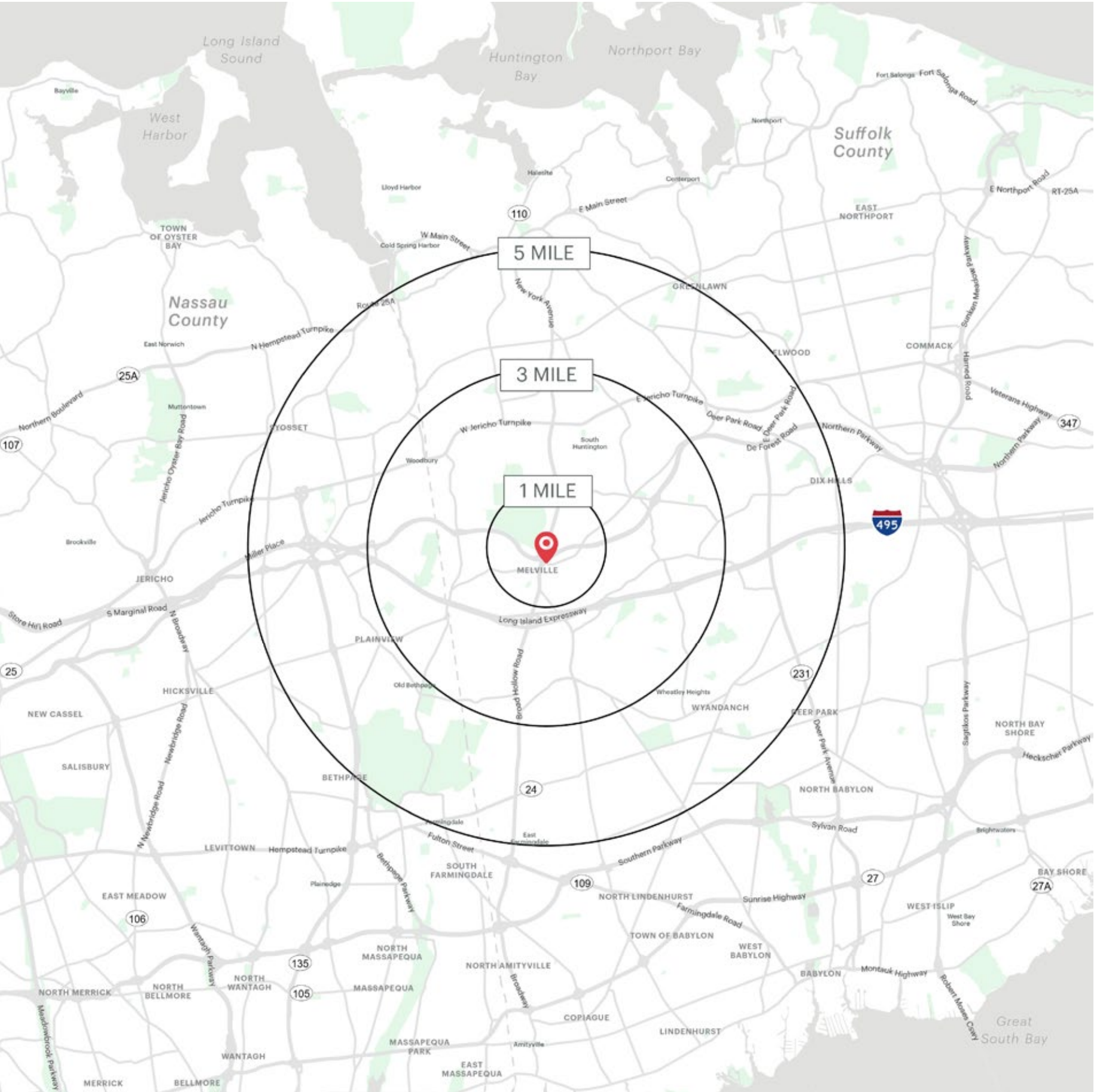
110 PARTY SUPPLY

2,869 SF - 6,118 SF
Divisible

MARKET AERIAL



AREA DEMOGRAPHICS



RUSCIO MALL MELVILLE, NEW YORK

1 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
7,312	3,081 - 38.4%
HOUSEHOLDS	TOTAL BUSINESSES
2,708	554
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$197,322	6,591
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$150,420	10,632

3 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
57,691	24,043 - 38.4%
HOUSEHOLDS	TOTAL BUSINESSES
19,804	4,891
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$201,935	58,117
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$141,754	88,206

5 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
212,059	81,583 - 36.5%
HOUSEHOLDS	TOTAL BUSINESSES
68,591	12,159
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$193,634	131,812
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$139,280	241,960

AREA DEMOGRAPHICS

