

THE CORNERSTONE

20-40 JERUSALEM AVENUE
HICKSVILLE, NY



Artist Rendering

RIPCO
REAL ESTATE

Brand New Mixed-Use Development at Hicksville Train Station
106 Residential Units + Two Retail Spaces
1,157 SF Corner Jewel Box Space | 1,974 SF with Primary Frontage

Rendering



Walkable to the Hicksville LIRR Station



THE
LISLE

THE
CORNERSTONE

Site Plan



N Newbridge Road

Duffy Avenue

Nelson Avenue

Jerusalem Avenue

W Marie Street

12K

1,974 SF

1,157 SF

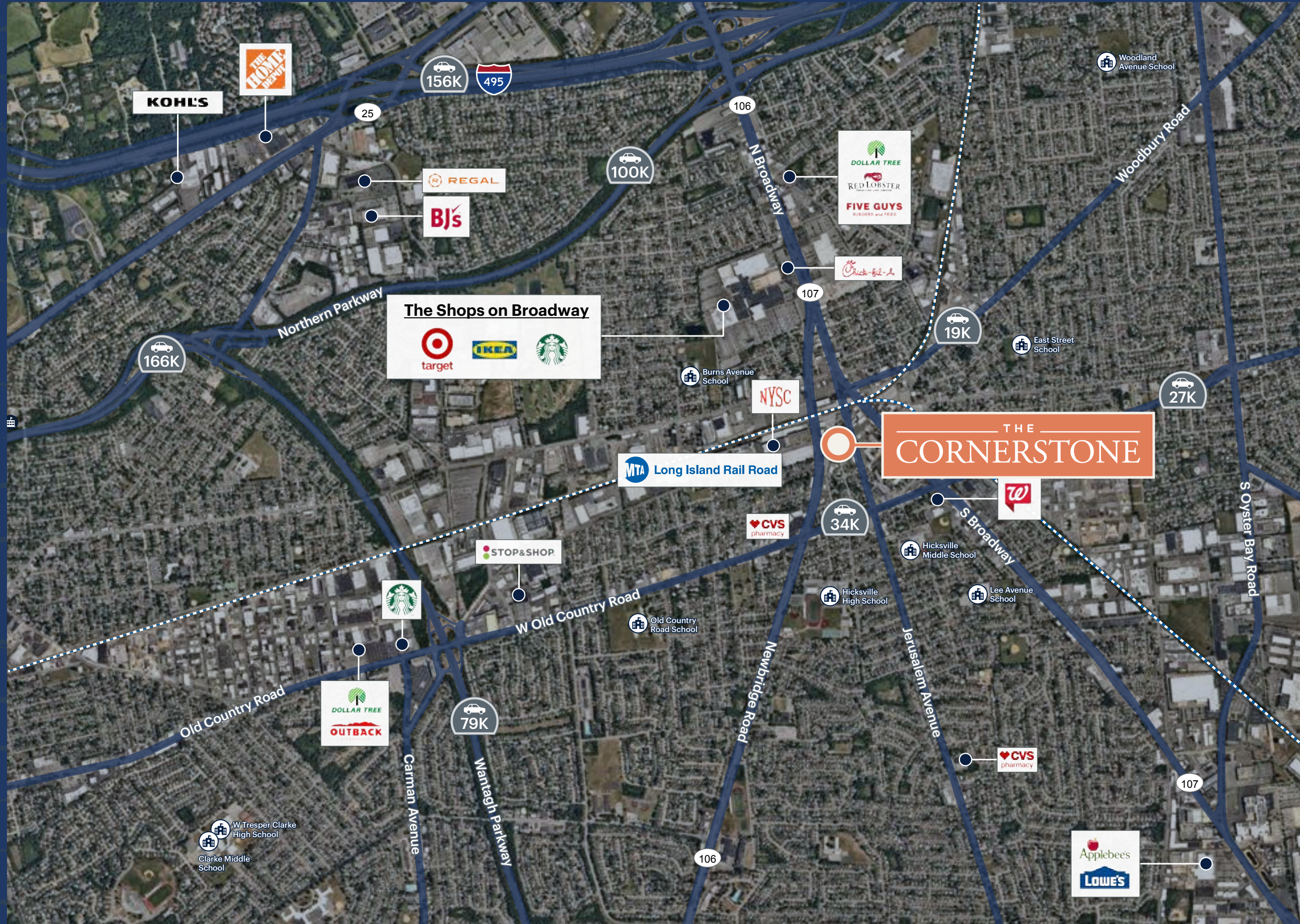
PROPOSED 4-STORY
MULTI-FAMILY BUILDING
W/ GRADE LEVEL AND SUB
LEVEL GARAGE

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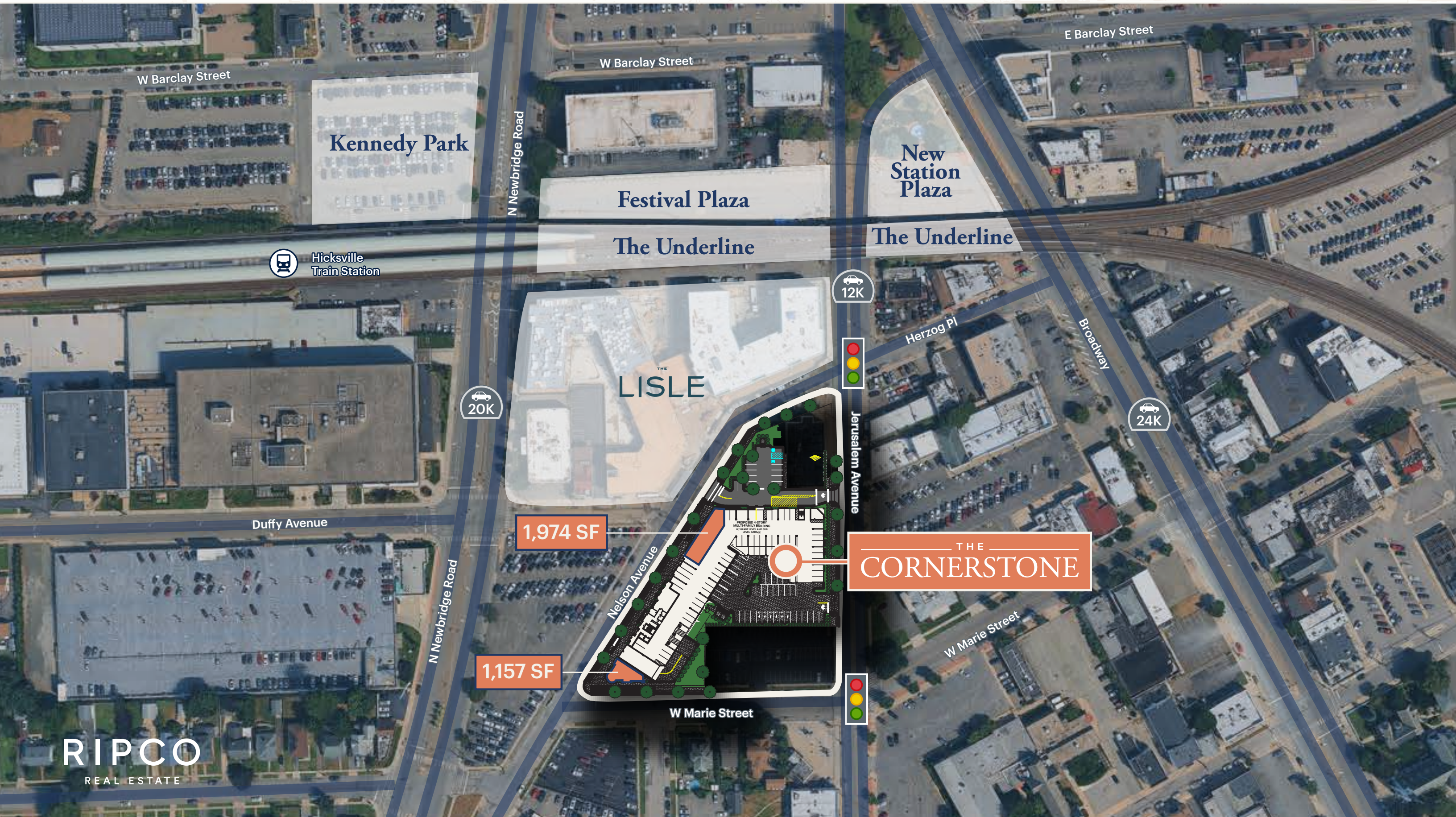


Market Aerial

- 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



Development Projects



The Underline Project



Demographics



1 mile radius	Population	Households	Avg Household Income	Med Household Income	Daytime Population
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20,680	6,422	\$165,109	\$135,729	26,147
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3 mile radius	Population	Households	Avg Household Income	Med Household Income	Daytime Population
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156,627	48,894	\$202,904	\$156,993	156,693
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5 mile radius	Population	Households	Avg Household Income	Med Household Income	Daytime Population
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322,329	105,549	\$203,613	\$155,983	350,062
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CONTACT EXCLUSIVE AGENTS

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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.