

Island 16 Cinemas SC Holtsville, New York 11742



RD MANAGEMENT LLC

Holtsville, New York

Island 16 Cinemas Shopping Center



Location:

Island 16 Cinemas Shopping Center is located in Suffolk County at 185 Morris Avenue on Nicolls Road and Exit 61 (eastbound) and Exit 62 (westbound) of the Long Island Expressway, Holtsville, New York 11742.

Type:

Community Neighborhood Center

GLA:

120,397 sf, plus proposed outlot

Parking:

1,329 cars

Traffic:

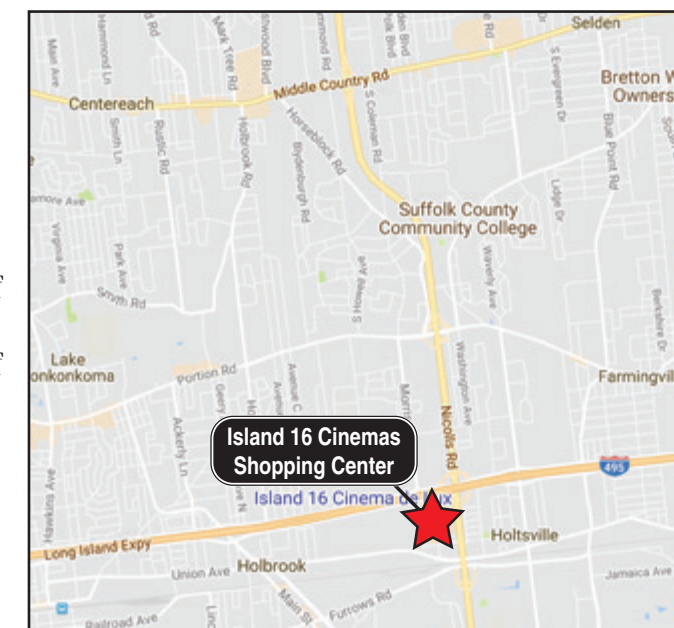
Two way average daily traffic
61,400 cars per day

Availabilities:

Proposed outlot up to 3,000 sf

Major Tenants:

Island 16 Cinemas 76,056 sf
(1,405 seats)
Marriott Residence Inn 24,500 sf
(124 rooms)



Demographics	1 mile	3 mile	5 mile
Population			
2024 (projection)	8,571	86,491	245,341
2019 (estimate)	8,648	87,360	248,034
2010 (census)	8,832	88,849	250,128
Number of HH			
2024 (projection)	3,224	30,651	89,449
2019 (estimate)	3,189	30,296	88,470
2010 (census)	3,131	29,646	85,770
Average HH Income			
2024 (projection)	\$140,390	\$142,697	\$136,962
2019 (estimate)	\$113,666	\$115,370	\$111,520
2010 (census)	\$100,275	\$94,256	\$90,037
Median Age			
2019 (estimate)	40.5	39.7	39.8
Daytime Population			
2019 (estimate)	4,912	52,376	175,721



RD Management LLC
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810 Seventh Avenue, 10th floor
New York, NY 10019

RD Management LLC is ranked one of the Top 100 Retail Real Estate Owners in the U.S.

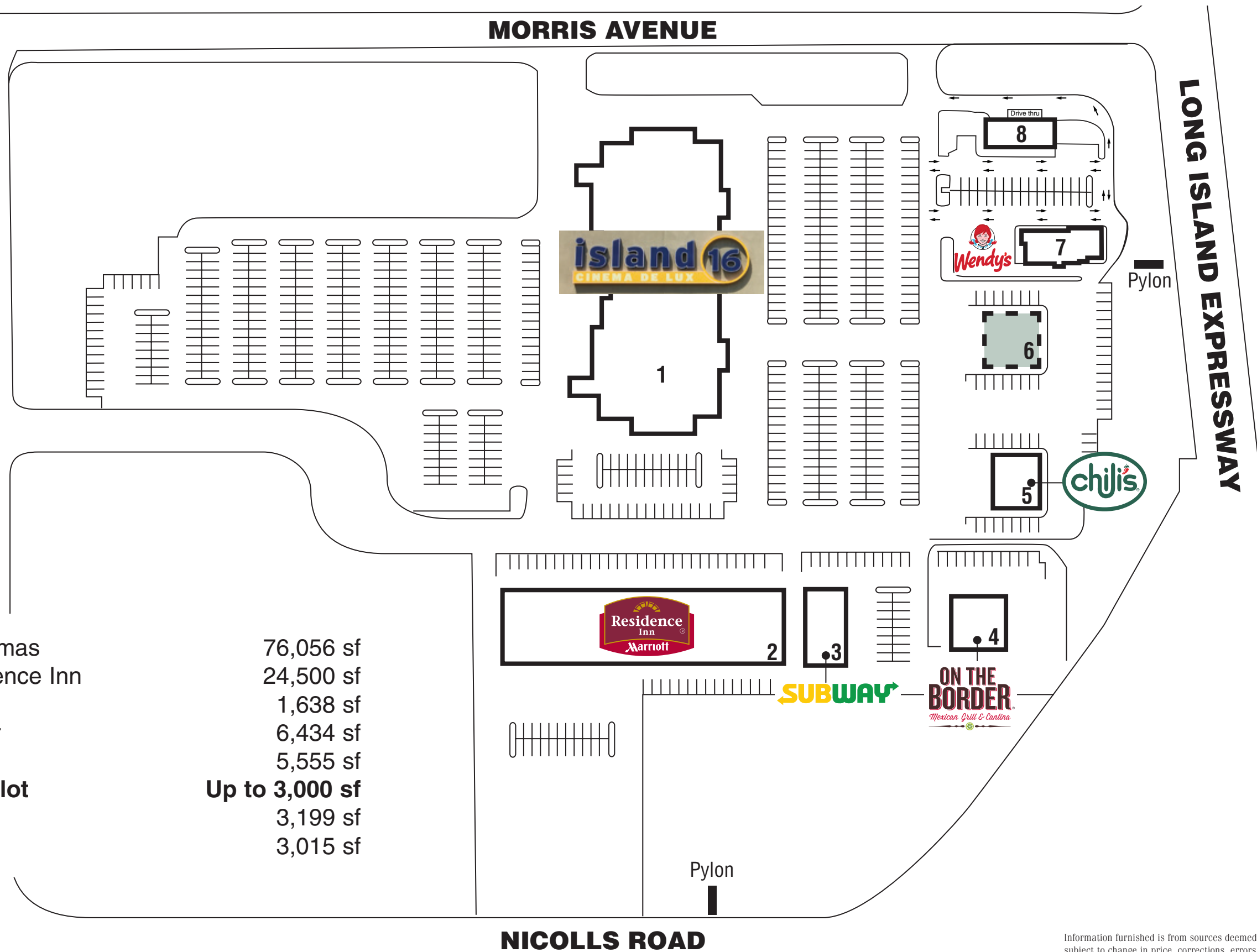
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Nicolls Road and Long Island Expressway
Holtsville, New York 11742



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1. Island 16 Cinemas	76,056 sf
2. Marriott Residence Inn	24,500 sf
3. Subway	1,638 sf
4. On The Border	6,434 sf
5. Chili's	5,555 sf
6. Proposed Outlet	Up to 3,000 sf
7. Wendy's	3,199 sf
8. Monster Crab	3,015 sf

