

247 WALT WHITMAN ROAD AKA ROUTE 110

Southwest corner of Livingston Street • Huntington Station, NY

RETAIL PROPERTY FOR LEASE



For more information:
Joshua J. Roth
Senior Vice President of Retail
212.408.0602
jroth@mskyline.com



103 W. 55th Street // New York, NY 10019 // 212.408.0602

All information contained herein is from sources deemed reliable; however, no representation is made as to the accuracy thereof. All data is subject to change of price, errors, omissions, other conditions or withdrawal without notice. Any square foot dimensions set forth are approximate.

247 WALT WHITMAN ROAD AKA ROUTE 110

Southwest corner of Livingston Street • Huntington Station, NY



OFFERING SUMMARY

Available SF: +/- 3,000 sf - Ground Floor

Frontage: Over 40' on Walt Whitman Road

Term Long Term

Asking Rent: Upon Request

Possession: Immediate

PROPERTY HIGHLIGHTS

- Formerly Optum Urgent Care

- Free standing building on .39 acres with 15 parking spots

- Prime Route 110 location directly across from the Walt Whitman Shops, which includes tenants such as: Bloomingdales, Alo, Sephora, West Elm, J. Crew, Saks Fifth Avenue, Apple, Lululemon, Tommy Bahama, UNTUCKit.

- Other neighboring tenants include; Barnes & Noble, REI, ULTA, Whole Foods, PetSmart, Michael's, The Container Store.

- All uses considered

For more information:

Joshua J. Roth

Senior Vice President of Retail

212.408.0602

jroth@mskyline.com

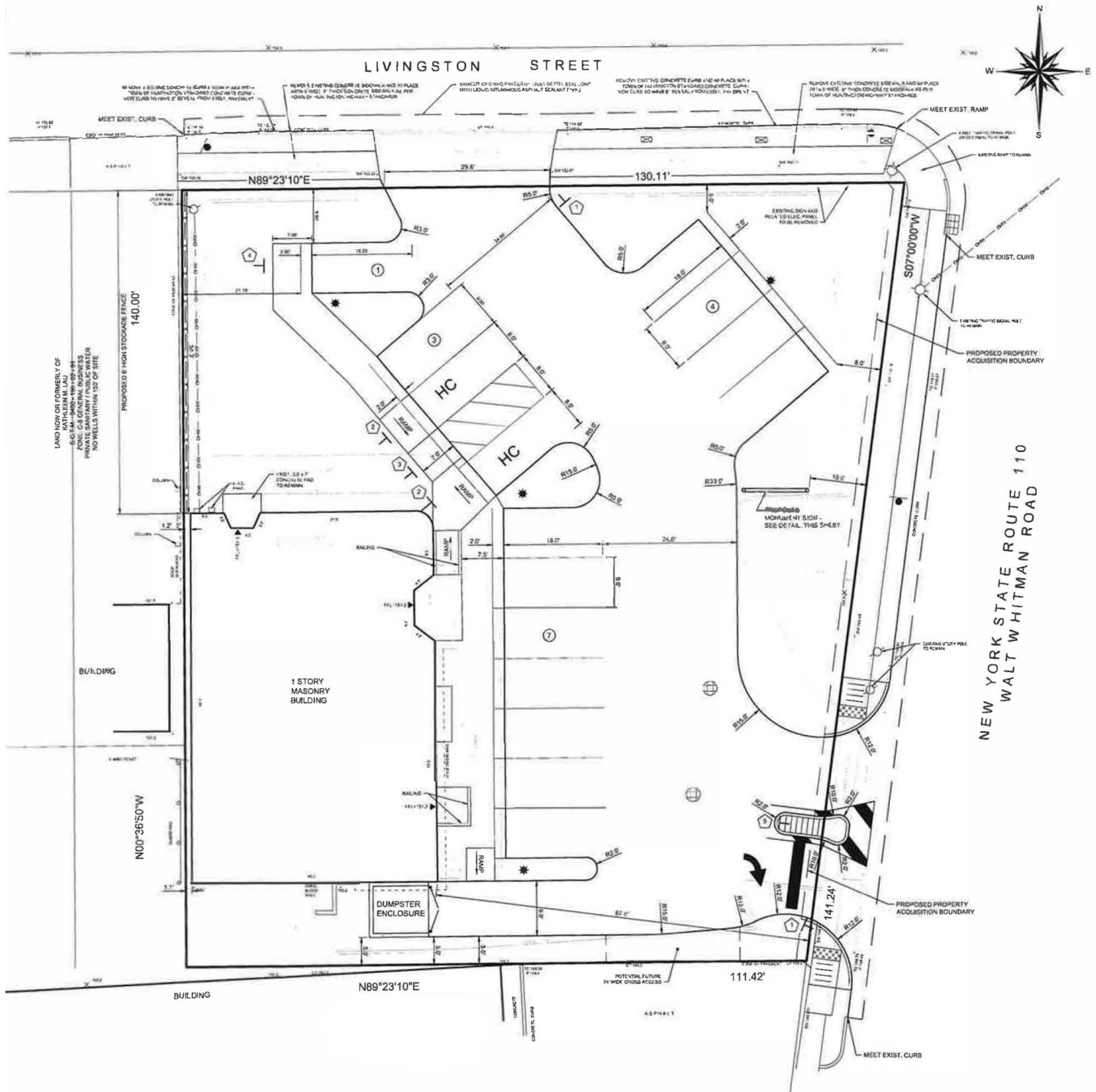


103 W. 55th Street // New York, NY 10019 // 212.408.0602

All information contained herein is from sources deemed reliable; however, no representation is made as to the accuracy thereof. All data is subject to change of price, errors, omissions, other conditions or withdrawal without notice. Any square foot dimensions set forth are approximate.

247 WALT WHITMAN ROAD AKA ROUTE 110

Southwest corner of Livingston Street • Huntington Station, NY



Survey is for illustrative purposes only, has not been verified, is not to scale and is subject to change.

For more information:
Joshua J. Roth
Senior Vice President of Retail
212.408.0602
jroth@mskyline.com

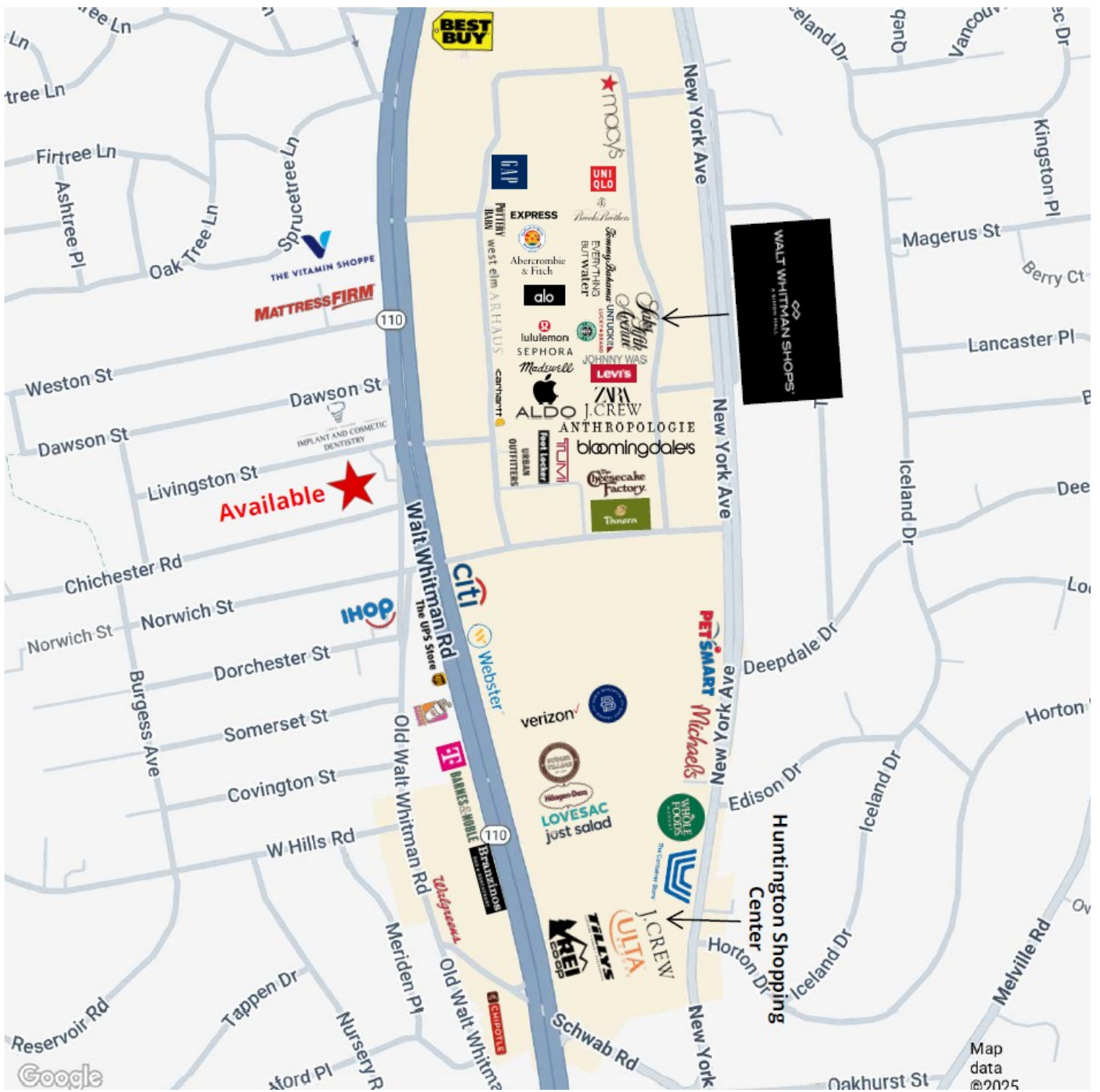


103 W. 55th Street // New York, NY 10019 // 212.408.0602

All information contained herein is from sources deemed reliable; however, no representation is made as to the accuracy thereof. All data is subject to change of price, errors, omissions, other conditions or withdrawal without notice. Any square foot dimensions set forth are approximate.

247 WALT WHITMAN ROAD AKA ROUTE 110

Southwest corner of Livingston Street • Huntington Station, NY



For more information:
Joshua J. Roth
 Senior Vice President of Retail
 212.408.0602
 jroth@m skyline.com

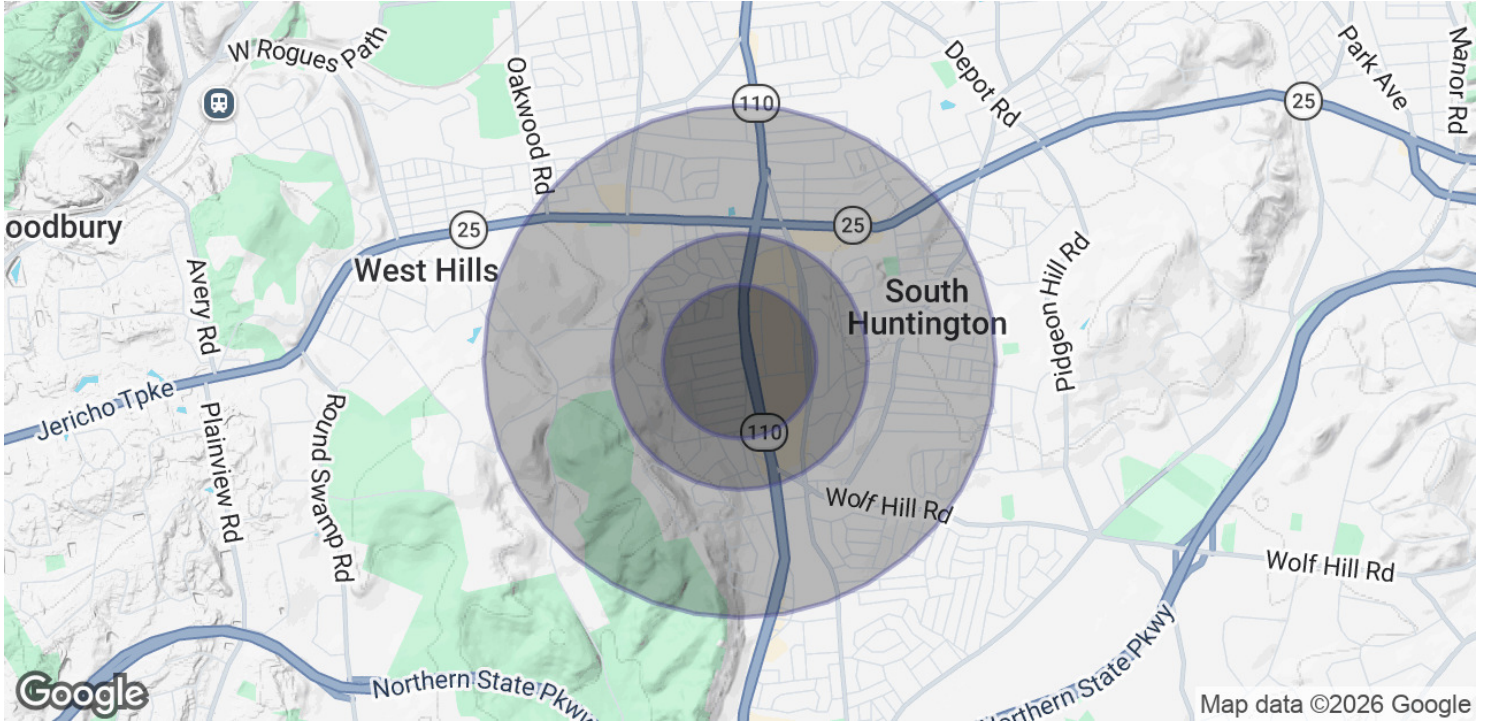


103 W. 55th Street // New York, NY 10019 // 212.408.0602

All information contained herein is from sources deemed reliable; however, no representation is made as to the accuracy thereof. All data is subject to change of price, errors, omissions, other conditions or withdrawal without notice. Any square foot dimensions set forth are approximate.

247 WALT WHITMAN ROAD AKA ROUTE 110

Southwest corner of Livingston Street • Huntington Station, NY



POPULATION

Total Population
Average Age
Average Age (Male)
Average Age (Female)

0.3 MILES

987
44
43
45

0.5 MILES

3,047
43
43
44

1 MILE

11,340
43
42
43

HOUSEHOLDS & INCOME

Total Households
of Persons per HH
Average HH Income
Average House Value

0.3 MILES

351
2.8
\$169,620
\$652,088

0.5 MILES

1,078
2.8
\$173,852
\$649,590

1 MILE

3,848
2.9
\$175,409
\$632,636

Demographics data derived from AlphaMap

For more information:

Joshua J. Roth

Senior Vice President of Retail

212.408.0602

jroth@mskylines.com



**Manhattan
Skyline**

103 W. 55th Street // New York, NY 10019 // 212.408.0602

All information contained herein is from sources deemed reliable; however, no representation is made as to the accuracy thereof. All data is subject to change of price, errors, omissions, other conditions or withdrawal without notice. Any square foot dimensions set forth are approximate.