

CUSHMAN & WAKEFIELD EXCLUSIVE LISTING

fortunoff

backyard store

269 OLD WALT WHITMAN ROAD, HUNTINGTON STATION, NY



CUSHMAN &
WAKEFIELD

LONG ISLAND
INVESTMENT SALES TEAM


WALT WHITMAN SHOPS®
A SIMON MALL



FOR SALE | SINGLE-TENANT NN LEASE RETAIL ASSET | FORTUNOFF BACKYARD STORE
BRAND NEW 10-YEAR LEASE | THREE FIVE-YEAR RENEWAL OPTIONS | 10% INCREASES EVERY 5 YEARS

PROPERTY SUMMARY

Address
269 Old Walt Whitman Road
Huntington Station, NY 11746

Municipality
Town of Huntington

Section / Block / Lot
232 / 400 / 11.1

Property Type
Single-Tenant Retail

Tenant
Furniture Concepts, LLC
d/b/a Fortunoff Backyard
Store

Above-Grade Building Area
±9,600 SF

Basement Area
±9,600 SF

Site Area
±0.78 Acres / ±33,977 SF

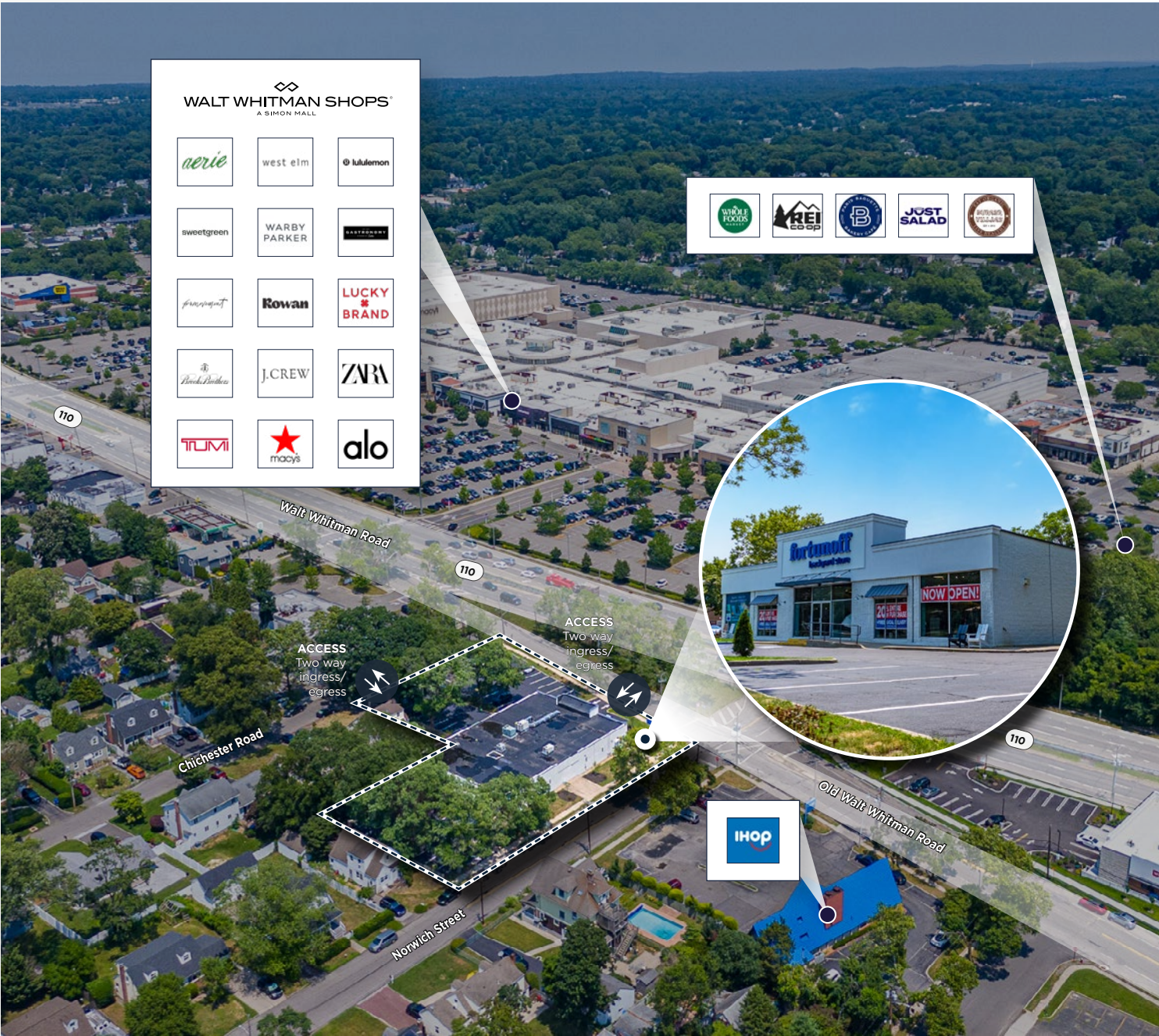
Year Built / Renovated
1980 / 2026

Parking
±32 On-Site Surface Spaces

Zoning
General Business A (C-8)

Real Estate Taxes (2026)
\$81,105 (\$8.45 / SF)

Access & Visibility
Prominent positioning
immediately off the Route 110
and Jericho Turnpike retail
corridors



INVESTMENT HIGHLIGHTS

01 LONG-TERM NN LEASE WITH CONTRACTUAL GROWTH

- Initial lease term extends through December 31, 2036
- Three additional five-year renewal options
- 10% contractual rent increases every five years
- Stabilized annual rent of \$364,800 beginning January 1, 2027

02 TENANT EXPENSE REIMBURSEMENTS

- Tenant reimburses 100% of real estate taxes
- Tenant reimburses 100% of Landlord's property-insurance premiums
- Tenant is responsible for utilities, refuse and interior maintenance
- NN structure provides limited day-to-day ownership responsibilities

03 NEWLY RENOVATED FREESTANDING RETAIL ASSET

- ±9,600 square feet above grade plus a full ±9,600-square-foot basement
- Situated on approximately 0.78 acres
- Approximately 32 on-site surface parking spaces
- Recently completed renovation and tenant buildout

04 ESTABLISHED ROUTE 110 RETAIL LOCATION

- Positioned immediately off one of Long Island's principal commercial corridors
- Located across from the Walt Whitman Shops trade area
- Convenient access to Jericho Turnpike, the Long Island Expressway and Northern State Parkway
- Surrounded by regional retail, restaurants and major employment centers





Aerial View



Parking Lot



Aerial View



Ingress / Egress



Street View



LOCATION OVERVIEW

Positioned along Old Walt Whitman Road, the Property benefits from immediate access to Route 110, one of Long Island's primary north-south commercial corridors. Route 110 provides direct connectivity to Jericho Turnpike, the Long Island Expressway (I-495), and Northern State Parkway, supporting convenient regional access for customers, employees, and service providers.

The surrounding trade area is anchored by Walt Whitman Shops and a dense concentration of national retailers, restaurants, offices, and medical uses. This established commercial environment enhances the Property's visibility and supports consistent consumer traffic within one of Suffolk County's most active retail corridors.

The Property also benefits from proximity to the Huntington Long Island Rail Road station and the surrounding affluent residential communities of Huntington, Melville, Dix Hills, and South Huntington. Combined with on-site parking, regional roadway access, and a recognized retail destination directly across the corridor, the location is well positioned to support the long-term operation of Fortunoff Backyard Store.



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FOR MORE INFORMATION, PLEASE CONTACT

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