

# 325 WALT WHITMAN ROAD

Huntington Station, NY 11746 | Long Island

FOR SALE  
ASKING PRICE \$8,250,000  
PRICE PER SF \$450

[CLICK FOR PRINCIPAL NDA](#)



**ABSOLUTE NNN LEASED** *Walgreens*  
ADJACENT TO THE HUNTINGTON SHOPPING CENTER & WALT WHITMAN SHOPS

**RIPCO**  
INVESTMENT SALES

## INVESTMENT HIGHLIGHTS

#1

### Absolute NNN Lease

Tenant covers taxes, insurance, and all repairs and maintenance of the property including roof & structural repairs.

#4

### Exposure | Frontage | Traffic

- 320'+ of frontage along Walt Whitman Road
- Traffic light corner
- ~46,170 cars pass by on a daily basis (AADT)

#2

### Credit Tenancy

Walgreens Boots Alliance Inc. (WBA) is a publicly-traded company with over 8,500 locations.

The company holds a credit rating "BB" by S&P Global Ratings with annual revenues **over \$145 billion**.

#5

### Strong Local Demographics

- Median Household Income **\$110.5K**
- Bachelor's Degree or Higher **46.0%**
- Median Age **40.9**
- Persons per Household **3.02**

#3

### Desirable Retail Location

- **Huntington Shopping Center**  
Brand new featuring Whole Foods, REI, Just Salad, PetSmart, Ulta, and more.  
**Located across the street.**
- **Walt Whitman Shops**  
Home to dozens of credit retailers and restaurants. **Located two minutes north.**

#6

### Long Term Lease

- The Tenant exercised all extension options, and the lease term runs through January 31, 2043.
- The tenant has three (3) options to terminate the lease on January 31, 2028, January 31, 2033, and January 31, 2038 with twelve (12) months prior written notice.

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FOR SALE

WALT WHITMAN SHOPS

HUNTINGTON SHOPPING CENTER



# PROPERTY OVERVIEW

## PROPERTY SUMMARY

### THE OFFERING

Address	325 Walt Whitman Road Huntington Station, NY 11746
Town	Huntington
Location	Northwest corner of Route 110 (Walt Whitman Road) and Schwab Road
Section	232
Block	700
Lot	12

### PROPERTY INFORMATION

Lot Dimensions	272.72' x 320.19' (Irregular)
Lot SF	73,437 SF (approx.)
Acreage	1.69 Acres
Building Dimensions	102.1' x 142.4' (approx.)
Stories	1
Building SF	18,298 SF (approx.)
Zoning	General Business A District (C-8)

### NYC TAX INFORMATION

Annual Property Tax (23/24)	\$80,860
Property Taxes per SF	\$4.42



325 WALT WHITMAN ROAD  
FOR SALE

RETAIL MAP



325 WALT WHITMAN ROAD  
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# PROPERTY PHOTOS



# Walgreens LOCATION STATISTICS

PLACER AI DATA | AUG 1 2023 - JULY 31 2024

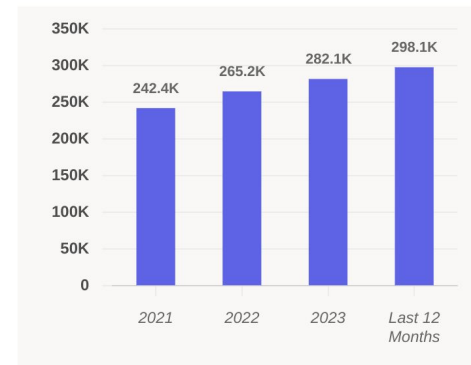
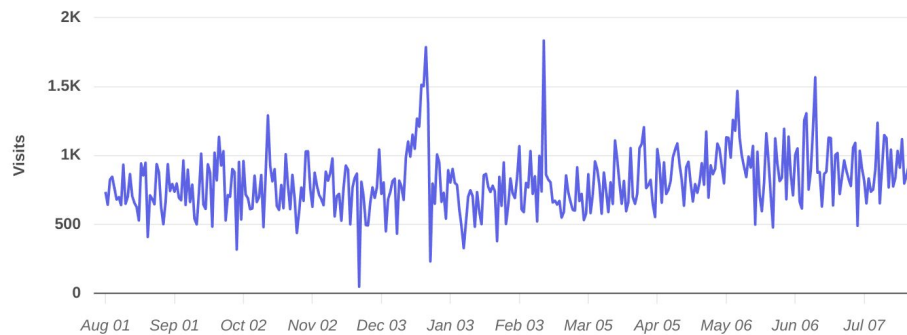
## METRICS

Walgreens  
325 NY-110, Huntington Station... # 17701

Visits	298.1K	Sales	\$3.4M
Visits / sq ft	16.07	Sales / sq ft	\$185.2
Size - sq ft	18.5K	Transactions	115.3K
Visitors	74.2K	Average Ticket Size	\$29.8
Visit Frequency	4.04	Visits YoY	+5.5%
Avg. Dwell Time	15 min	Visits Yo2Y	+14.4%
Panel Visits	14.2K	Visits Yo3Y	+42.2%

## VISIT TRENDS

Walgreens  
NY-110, Huntington Station, ... # 17701



# CONTACT EXCLUSIVE AGENTS

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