

247 WALT WHITMAN ROAD AKA ROUTE 110

Southwest corner of Livingston Street • Huntington Station, NY

RETAIL PROPERTY FOR LEASE



For more information:
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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.

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OFFERING SUMMARY

Lease Rate: +/- 3,000 sf - Ground Floor

Frontage: Over 40' on Walt Whitman Road

Term Long Term

Asking Rent: Upon Request

Possession: Q1 2026 (Possibly sooner)

PROPERTY HIGHLIGHTS

- Currently 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

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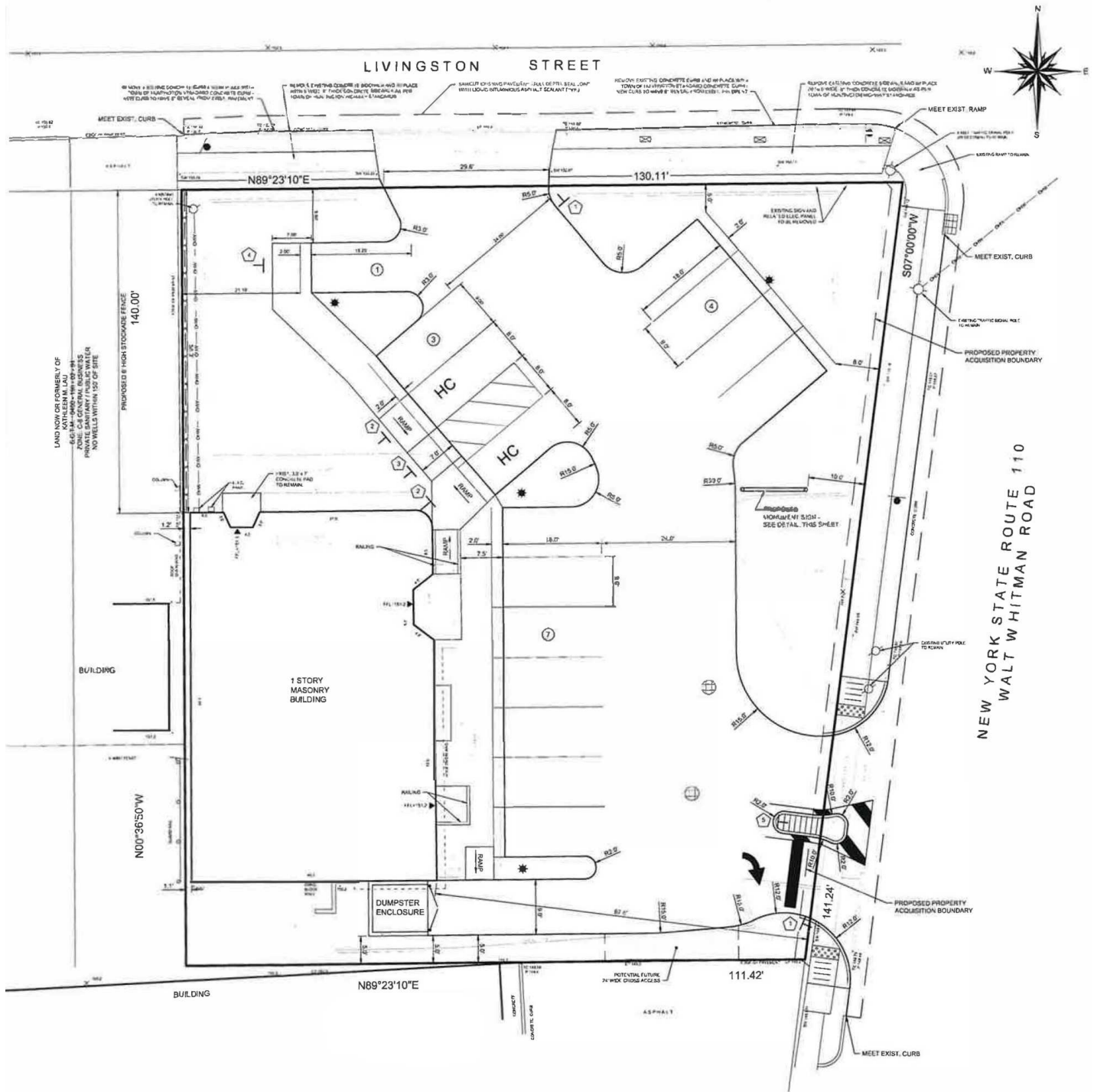


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Survey is for illustrative purposes only, has not been verified, is not to scale and is subject to change.

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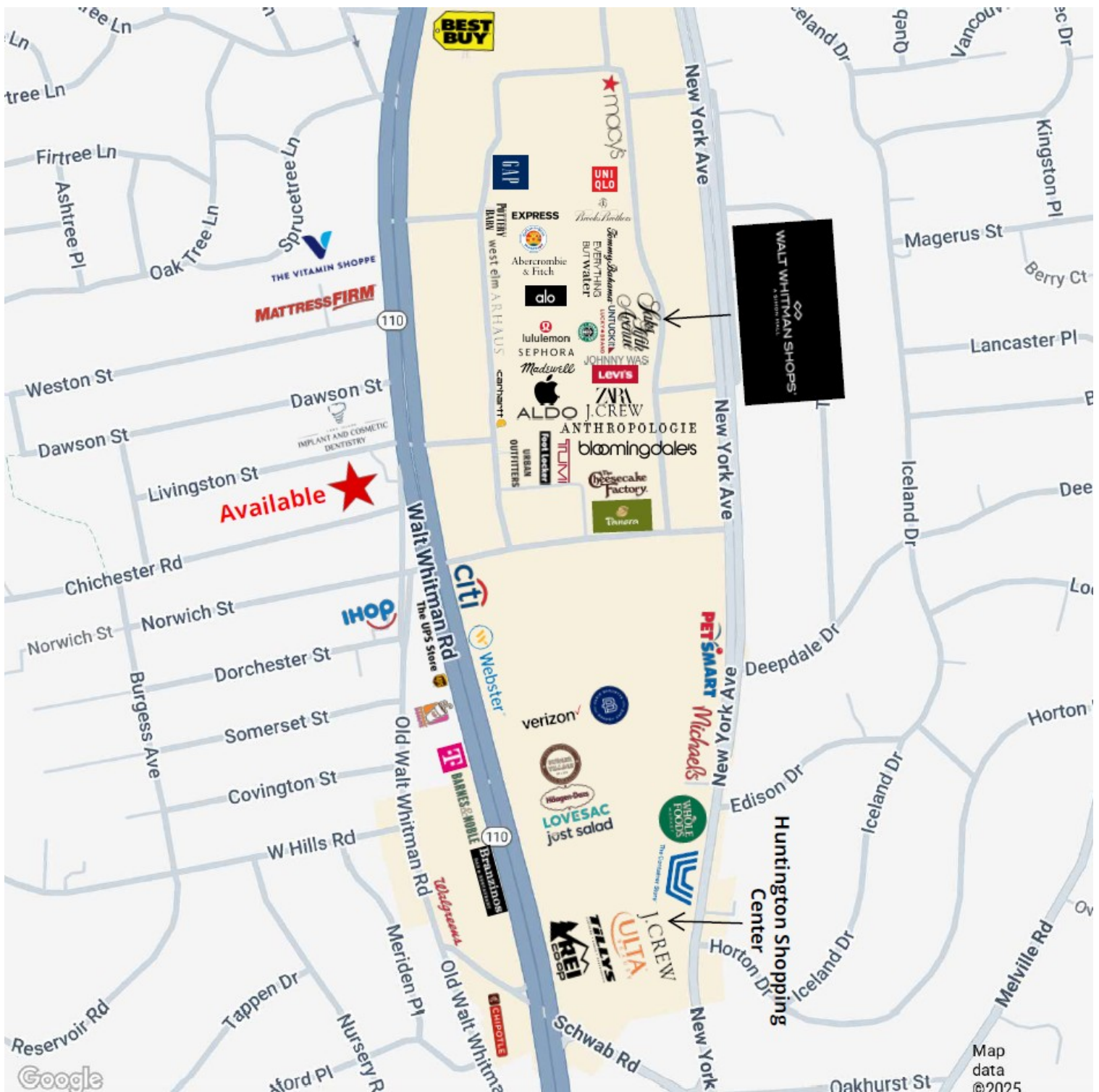


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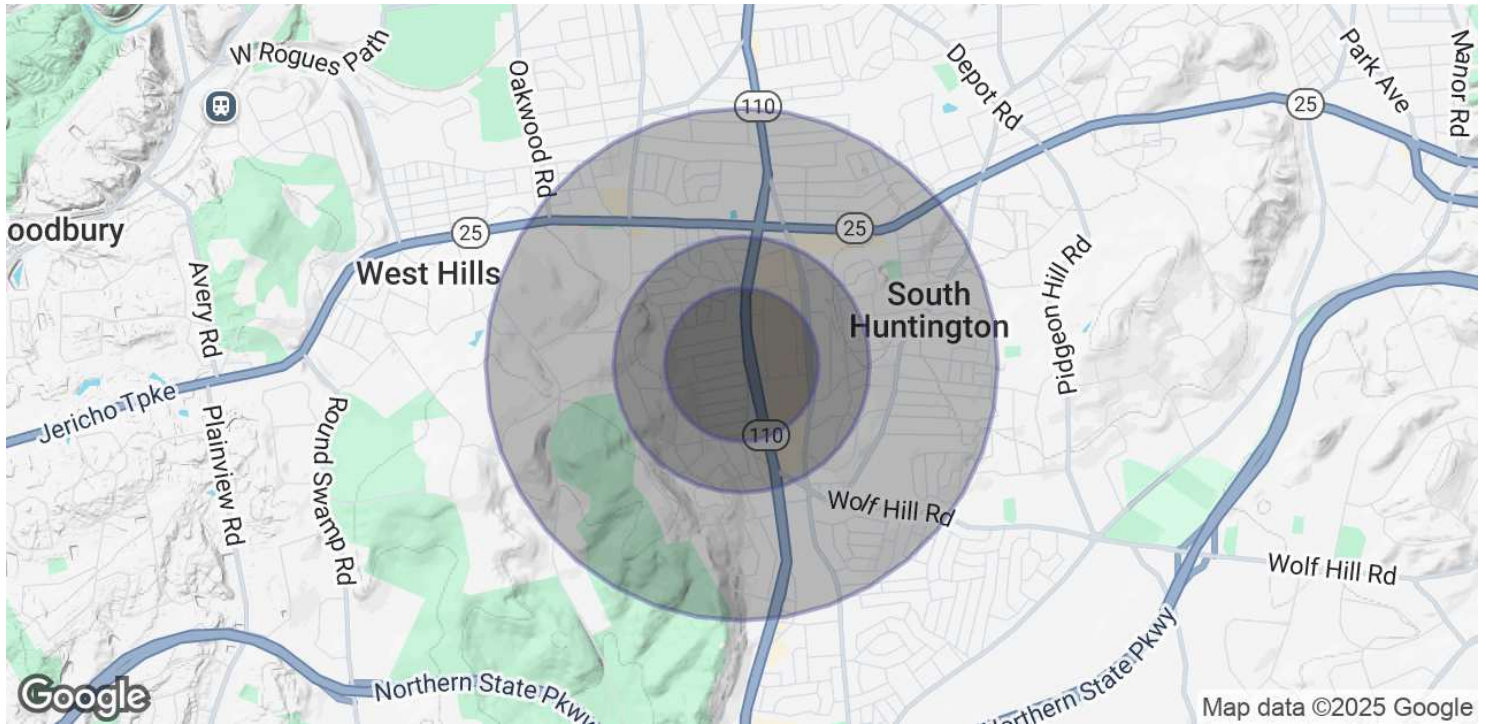
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	987	3,047	11,340
Average Age	44	43	43
Average Age (Male)	43	43	42
Average Age (Female)	45	44	43

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	351	1,078	3,848
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$169,620	\$173,852	\$175,409
Average House Value	\$652,088	\$649,590	\$632,636

Demographics data derived from AlphaMap

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