

For Lease or Sale Walt Whitman Corner Retail With Parking

269 OLD WALT WHITMAN ROAD – HUNTINGTON STATION, NY 11743

Asking Price: \$4,000,000



Contact Exclusive Brokers for More Information

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SCHUCKMAN[®]
REALTY INC.

120 NORTH VILLAGE AVENUE - ROCKVILLE CENTRE, NY 11570

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ADDRESS: 269 OLD WALT WHITMAN RD.
CITY, STATE: HUNTINGTON STATION, NY 11746
SIZE: 9,369 SF BUILDING
ON A .78ACRE LOT
SEC. BLOCK & LOT: 232-400-11.1
ZONING: COMMERCIAL
FRONTAGE: +/- 219'
BUILDING HEIGHT: 1 STORY
PARKING: 40 SPACES
CURB CUTS: 3
PYLON SIGN: YES
TAXES: \$71,332

PROPERTY HIGHLIGHTS:

- FULL BASEMENT
- GROUND FLOOR IS FULLY SPRINKLERED
- DIRECTLY ACROSS FROM WALT WHITMAN SHOPS
- BUSY RETAIL CORRIDOR
- HIGH VISIBILITY, BRANDING OPPORTUNITY

AREA TENANTS:

WHOLE FOODS
MARKET
(COMING SOON)



★ macy's



Saks
Fifth
Avenue

The
Cheesecake
Factory

bloomingdales



Michaels



citibank



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120 NORTH VILLAGE AVENUE - ROCKVILLE CENTRE, NY 11750

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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2010 Population	10,513	76,470	186,550
2020 Population	10,702	78,118	191,077
2022 Population	10,521	77,780	190,319
2027 Population	10,379	77,102	189,384
2010-2020 Annual Rate	0.18%	0.21%	0.24%
2020-2022 Annual Rate	-0.76%	-0.19%	-0.18%
2022-2027 Annual Rate	-0.27%	-0.17%	-0.10%
2022 Male Population	49.8%	49.8%	49.3%
2022 Female Population	50.2%	50.2%	50.7%
2022 Median Age	43.7	42.3	44.4
Households			
2022 Wealth Index	206	224	266
2010 Households	3,736	25,042	62,613
2020 Households	3,696	25,412	63,943
2022 Households	3,642	25,142	63,598
2027 Households	3,599	24,941	63,316
2010-2020 Annual Rate	-0.11%	0.15%	0.21%
2020-2022 Annual Rate	-0.65%	-0.47%	-0.24%
2022-2027 Annual Rate	-0.24%	-0.16%	-0.09%
2022 Average Household Size	2.87	3.05	2.94
Median Household Income			
2022 Median Household Income	\$122,593	\$121,557	\$147,517
2027 Median Household Income	\$143,321	\$144,447	\$164,813
2022-2027 Annual Rate	3.17%	3.51%	2.24%
Average Household Income			
2022 Average Household Income	\$161,672	\$177,102	\$205,054
2027 Average Household Income	\$185,453	\$202,143	\$232,175
2022-2027 Annual Rate	2.78%	2.68%	2.52%
Per Capita Income			
2022 Per Capita Income	\$55,550	\$57,738	\$68,696
2027 Per Capita Income	\$63,849	\$65,966	\$77,808
2022-2027 Annual Rate	2.82%	2.70%	2.52%

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