

RETAIL SPACE

MELVILLE, NY

937 WALT WHITMAN ROAD

Brand New Upscale Retail Development on RTE 110 - Coming Q3 2025



SIZE

±8,660 SF (Divisible)

NEIGHBORS

HomeGoods, Uncle Giuseppe's, Dick's Sporting Goods, Public Lands, Marshalls, Macy's Backstage, Shake Shack, CAVA, Gregory's Coffee, AT&T, Club Pilates, Bowlmor, Mystique Boutique, 110 Bagel Market, 110 Party Supply, New York Blood Center

COMMENTS

Prime New RTE 110 Upscale Development for Lease

Located directly adjacent to Northern State Parkway RTE 110 Entrance and Exit

Traffic Light Access

50 FT depths maximize visibility

All Uses Considered

CONTACT EXCLUSIVE AGENTS

JASON SOBEL

jsobel@ripcony.com

516.933.8880

GREG BATISTA

gbatista@ripcony.com

516.933.8880

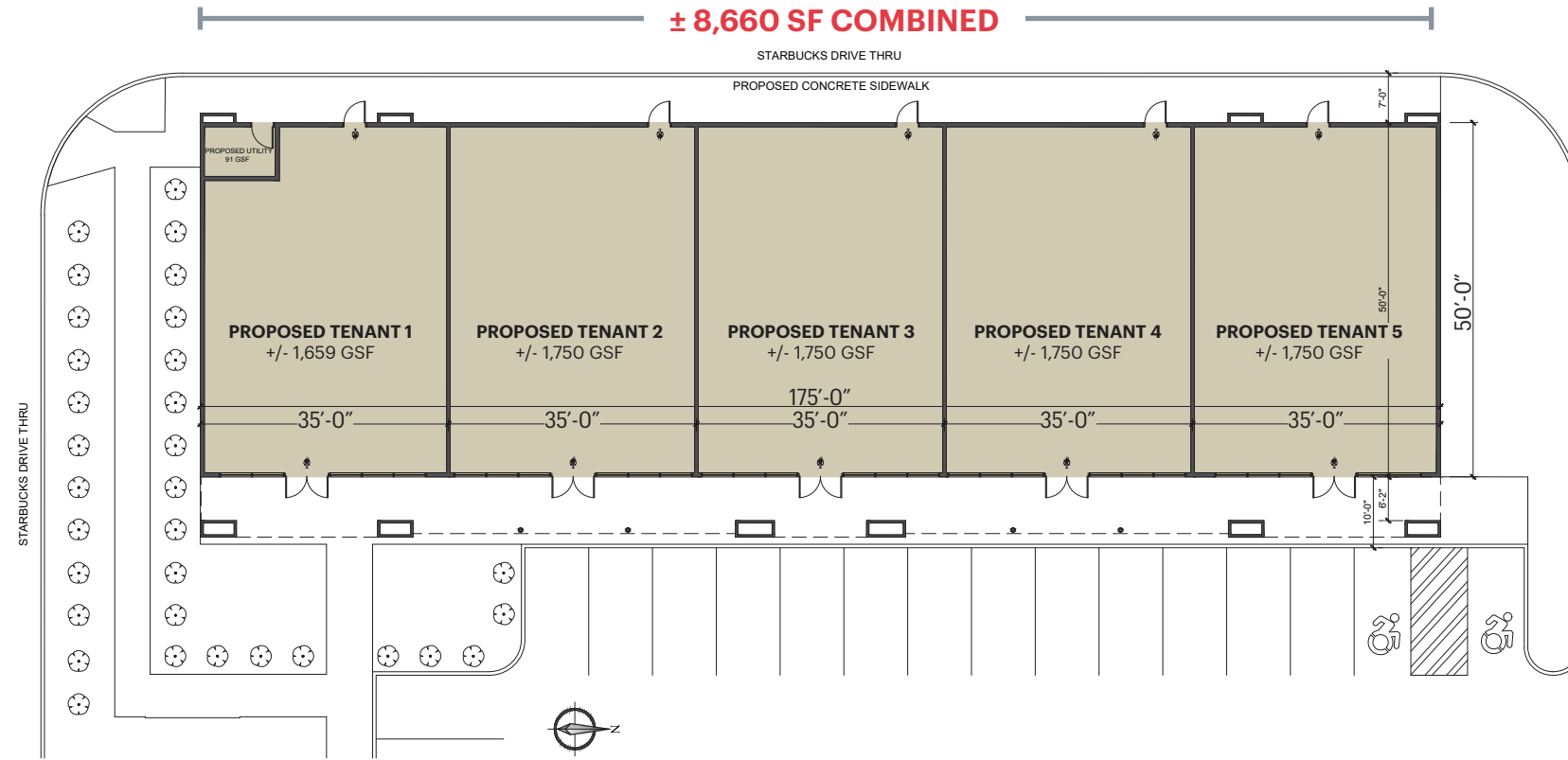
RIPCO
REAL ESTATE

1000 Woodbury Road
Suite 100
Woodbury, NY 11797
516.933.8880

Please visit us at [ripcony.com](https://www.ripcony.com) for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

PROPOSED DIVISION PLAN



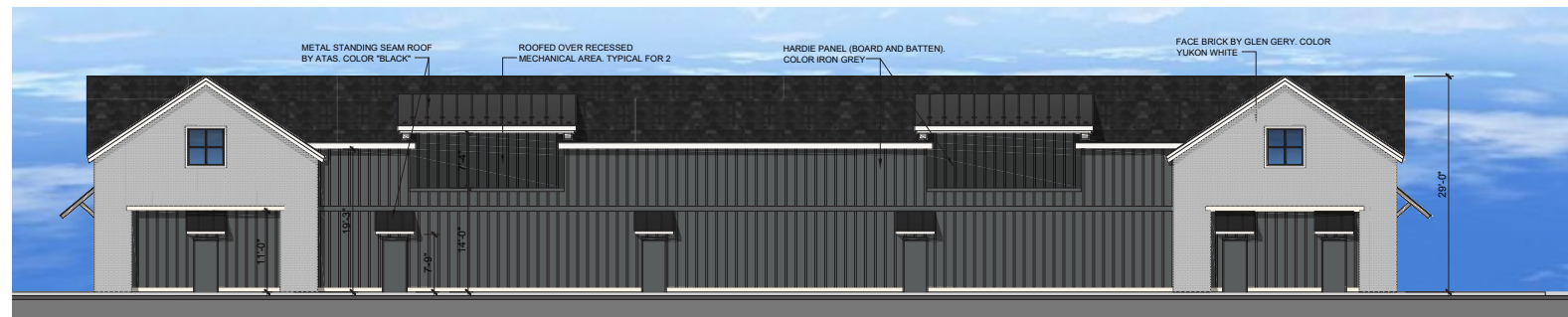
PROPOSED LEASE PLAN- SCHEME 1
SCALE: 1/16" = 1'-0"



PROPOSED FRONT (EAST) ELEVATION- SCHEME 1
SCALE: 1/16" = 1'-0"



PROPOSED SIDE (NORTH) ELEVATION- SCHEME 1
SCALE: 1/16" = 1'-0"



PROPOSED REAR (WEST) ELEVATION- SCHEME 1
SCALE: 1/16" = 1'-0"



PROPOSED SIDE (SOUTH) ELEVATION- SCHEME 1
SCALE: 1/16" = 1'-0"

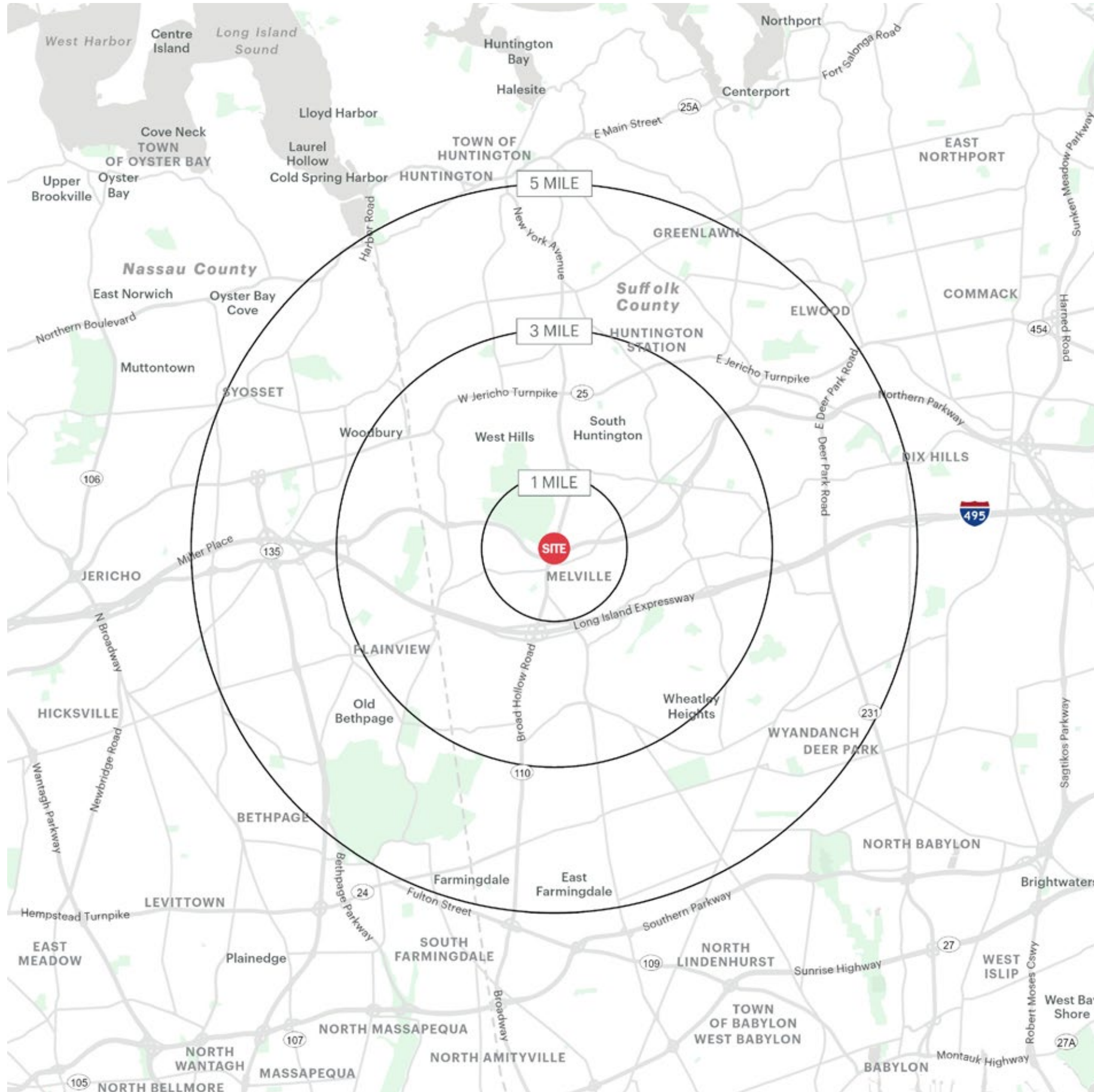
MARKET AERIAL



AERIAL



AREA DEMOGRAPHICS



937 WALT WHITMAN ROAD MELVILLE, NEW YORK

1 MILE RADIUS

POPULATION

7,178

HOUSEHOLDS

2,656

AVERAGE HOUSEHOLD INCOME

\$192,874

MEDIAN HOUSEHOLD INCOME

\$140,972

COLLEGE GRADUATES (BACHELOR'S +)

3,199 - 61.0%

TOTAL BUSINESSES

913

TOTAL EMPLOYEES

13,874

DAYTIME POPULATION (W/ 16 YR +)

17,687

3 MILE RADIUS

POPULATION

56,092

HOUSEHOLDS

19,547

AVERAGE HOUSEHOLD INCOME

\$205,829

MEDIAN HOUSEHOLD INCOME

\$143,289

COLLEGE GRADUATES (BACHELOR'S +)

24,079 - 60.0%

TOTAL BUSINESSES

5,025

TOTAL EMPLOYEES

69,509

DAYTIME POPULATION (W/ 16 YR +)

97,956

5 MILE RADIUS

POPULATION

214,105

HOUSEHOLDS

69,828

AVERAGE HOUSEHOLD INCOME

\$197,575

MEDIAN HOUSEHOLD INCOME

\$141,482

COLLEGE GRADUATES (BACHELOR'S +)

84,337 - 56.0%

TOTAL BUSINESSES

11,987

TOTAL EMPLOYEES

146,104

DAYTIME POPULATION (W/ 16 YR +)

251,773

AREA DEMOGRAPHICS

