



RETAIL SPACE

MELVILLE, NY

505 WALT WHITMAN ROAD

SIZE
9,136 SF (Divisible) - 120' x 75'-11"

CAM
TBD

ASKING RENT
Upon Request

INSURANCE
TBD

TAXES
\$4.51 PSF (2021)

TERM
Negotiable

CO-TENANTS

Free standing with cross easement to Bethpage FCU

NEIGHBORS

Walt Whitman Shops - Saks 5th Avenue, Bloomingdales, Macy's, Cheesecake Factory, Fogo de Chão, California Pizza Kitchen, Apple, lululemon, Pottery Barn, and others

Huntington Shopping Center - Whole Foods Coming Soon, PetSmart, Michaels, Tilly's, Ulta, Visionworks, and other national retailers coming soon

Melville Mall - Dick's Sporting Goods, Public Lands - formerly Field & Stream, Uncle Giuseppe's, Marshalls, Macy's Backstage, Club Pilates, TOA, Lucharitos, Gregory's Coffee, CAVA

Best Buy, Orangetheory Fitness, Tropical Smoothie Cafe, Ruth's Chris Steakhouse, HomeGoods, Ace Hardware, Dunkin', Sleep Number, Blinds to Go, Sam Ash, Starbucks, Walgreens

COMMENTS

Divisions Considered

All Uses Considered

Proposed Expanded Parking to approximately 50 Spaces

120 FT of Frontage on Walt Whitman Road (Route 110)

Traffic Light Access

Over 35,200 VPD on Route 110/Walt Whitman Road

1 mile north of the Northern State Parkway & 2 miles north of the Long Island Expressway (495)

CONTACT EXCLUSIVE AGENTS

DANIEL GLAZER
dglazer@ripcony.com
516.933.8880

JAMES VALENTI
jvalenti@ripcony.com
516.933.8880

Please visit us at 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.

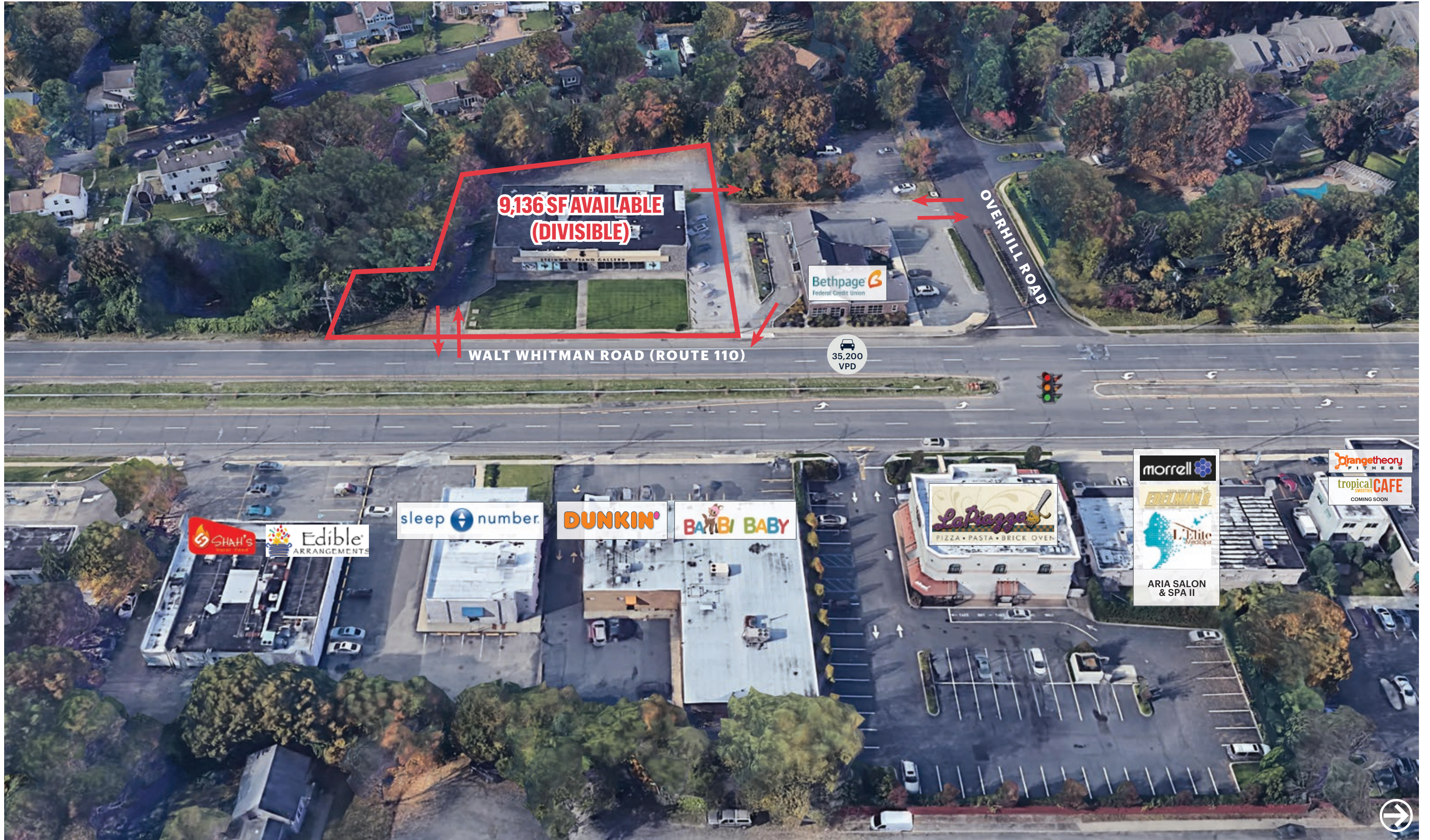
RIPCO
REAL ESTATE

1000 Woodbury Road
Suite 100
Woodbury, NY 11797
516.933.8880

MARKET AERIAL



AERIAL



**9,136 SF AVAILABLE
(DIVISIBLE)**

WALT WHITMAN ROAD (ROUTE 110)

35,200
VPD

OVERHILL ROAD

Bethpage
Federal Credit Union

SHAH'S
MEAT & FISH

Edible
ARRANGEMENTS

sleep number

DUNKIN'

BABY

LaPizzeria
PIZZA • PASTA • BRICK OVEN

morrell

ERETMAN'S

L'Elite
MedSpa

ARIA SALON & SPA II

OrangeTheory
FITNESS

tropical CAFE
COMING SOON



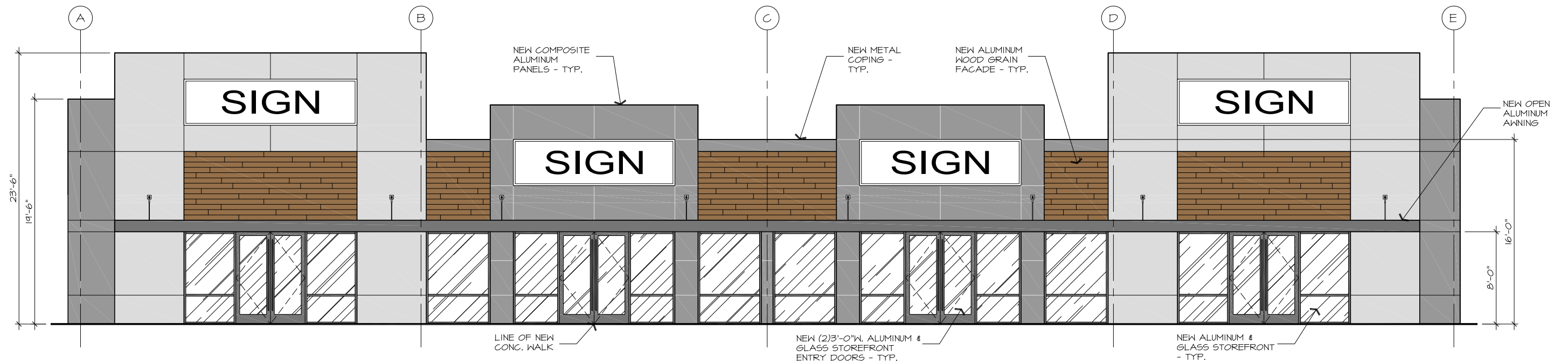
PROPOSED RENOVATED SITE PLAN



EXISTING FACADE



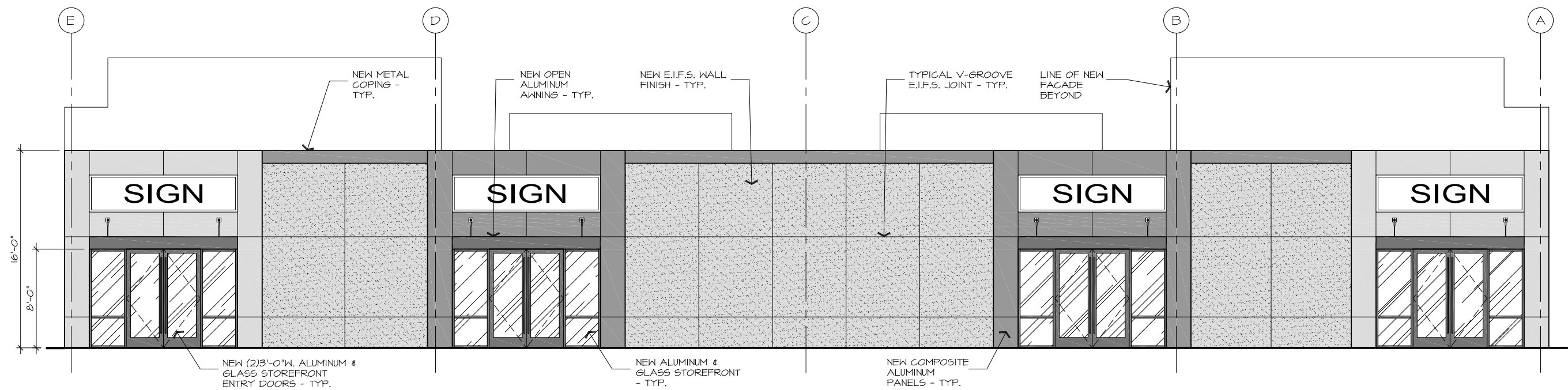
PROPOSED FACADE RENDERING



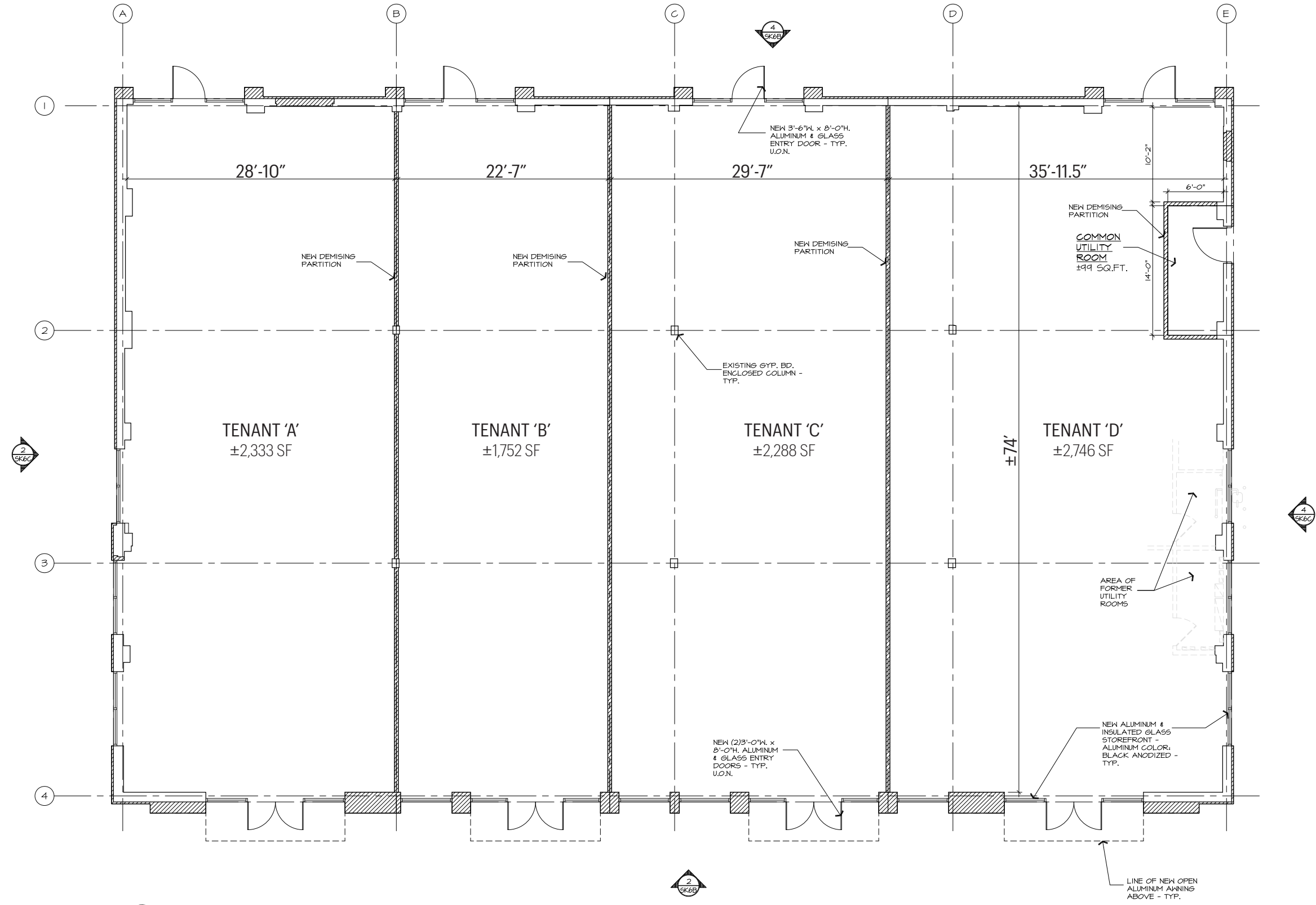
EXISTING REAR FACADE



PROPOSED REAR FACADE RENDERING

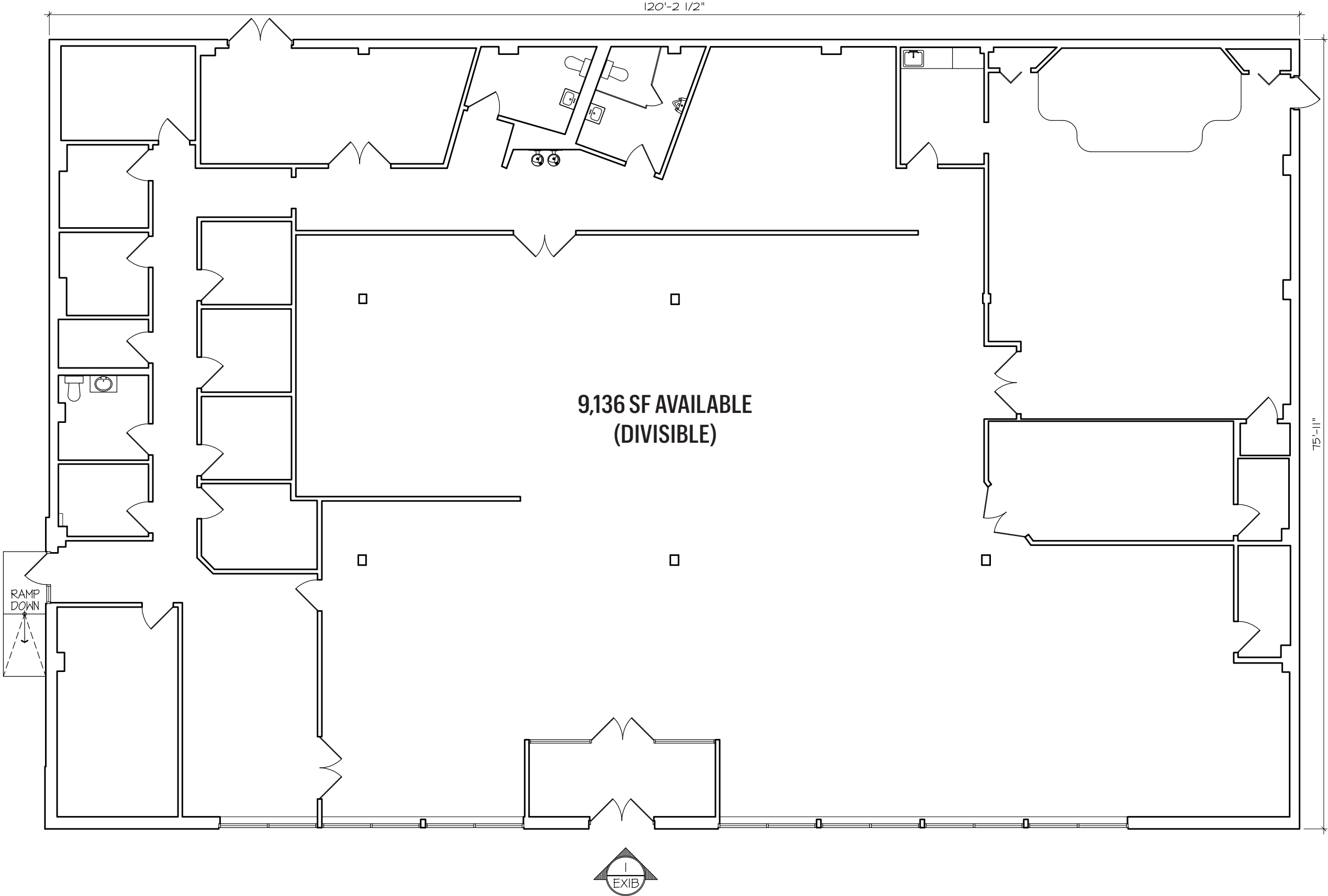


PROPOSED DIVISION PLAN

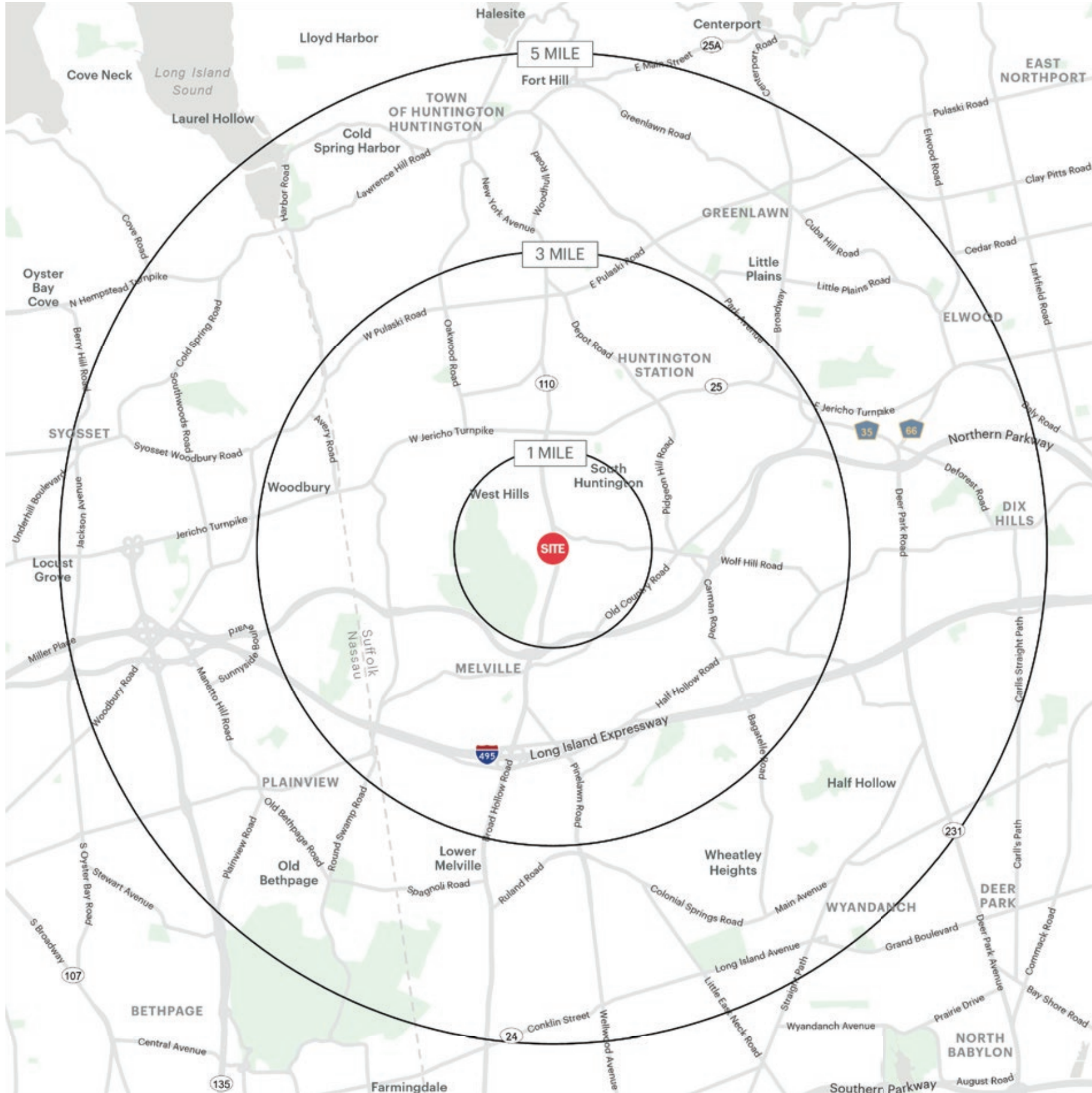


1 PROPOSED FLOOR PLAN
 SK6A SCALE: 3/16" = 1'-0"

EXISTING CONDITIONS



AREA DEMOGRAPHICS



505 WALT WHITMAN ROAD MELVILLE, NEW YORK

1 MILE RADIUS

POPULATION

9,901

HOUSEHOLDS

3,521

AVERAGE HOUSEHOLD INCOME

\$178,594

MEDIAN HOUSEHOLD INCOME

\$133,336

COLLEGE GRADUATES (BACHELOR'S +)

3,703 - 52.0%

TOTAL BUSINESSES

634

TOTAL EMPLOYEES

5,850

DAYTIME POPULATION (W/ 16 YR +)

10,799

3 MILE RADIUS

POPULATION

71,047

HOUSEHOLDS

22,965

AVERAGE HOUSEHOLD INCOME

\$184,776

MEDIAN HOUSEHOLD INCOME

\$127,132

COLLEGE GRADUATES (BACHELOR'S +)

26,315 - 52.0%

TOTAL BUSINESSES

5,008

TOTAL EMPLOYEES

55,284

DAYTIME POPULATION (W/ 16 YR +)

92,179

5 MILE RADIUS

POPULATION

196,929

HOUSEHOLDS

65,006

AVERAGE HOUSEHOLD INCOME

\$200,716

MEDIAN HOUSEHOLD INCOME

\$143,850

COLLEGE GRADUATES (BACHELOR'S +)

79,188 - 56.0%

TOTAL BUSINESSES

11,757

TOTAL EMPLOYEES

127,840

DAYTIME POPULATION (W/ 16 YR +)

229,658

AREA DEMOGRAPHICS

