Melville, NY

RIPCO
RETAIL LEASING

1198 Walt Whitman Road
Suffolk County, Long Island



1,200 SF Ground Floor

Fully equipped, second generation restaurant

Space Details



Size	±1,200 SF - Ground Floor
Price	Upon Request
Neighbors	Melville Mall: Uncle Giuseppes, Dicks Sporting Goods, Burlington Marshalls, CAVA, Club Pilates, TOA Asian Fusion, Gregory's Coffee, Lucharitos & AT&T Wonder, Home Goods, Ruth's Chris Steakhouse, Blackstone Steakhouse, Shake Shack, Starbuck, Dunkin'
Comments	2nd Generation Restaurant. Signalized, Corner Retail Space. Located midway between the Northern State Parkway and LIE Part of one of Long Island's top 3 Office/Industrial Markets. Free Standing Building, Outdoor Patio Seating. Exclusive 20 Car Parking Lot. 5,171 Businesses with 76,377 employees in a 3 mile radius **One mile from the proposed NYU Langone Hospital. A multi billion dollar, 1-million square foot academic center and hospital. Over 500 private inpatient rooms, 70 emergency department bays, advanced operating suites, and research laboratories.**

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Contact Exclusive Agents

Daniel Glazer
dglazer@ripcony.com | 516.933.6175

James Valenti
jvalenti@ripcony.com | 516.933.3012

1000 Woodbury Road, Suite 100, Woodbury, NY 11797 | ripcony.com

Information is from sources deemed reliable; however, accuracy is not guaranteed. Square footage is approximate; Tenant or Buyer must independently verify and assumes risk for inaccuracies.

Area Retail



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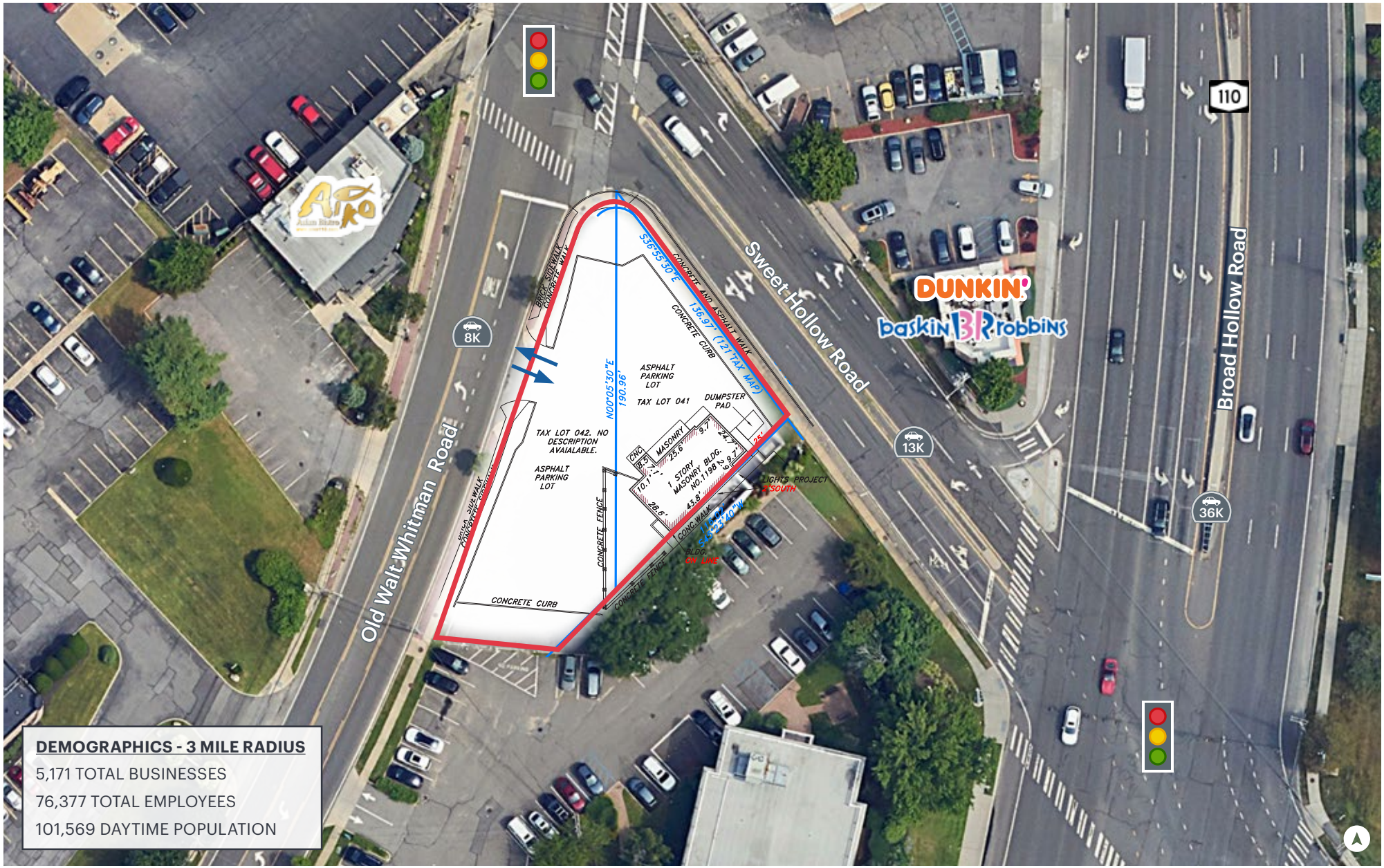
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Photos


INTERIOR


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FRONT ENTRANCE AND OUTDOOR PARKING


SIDE VIEW, PARKING AND OUTDOOR PATIO


VISIBILITY FROM ROUTE 110

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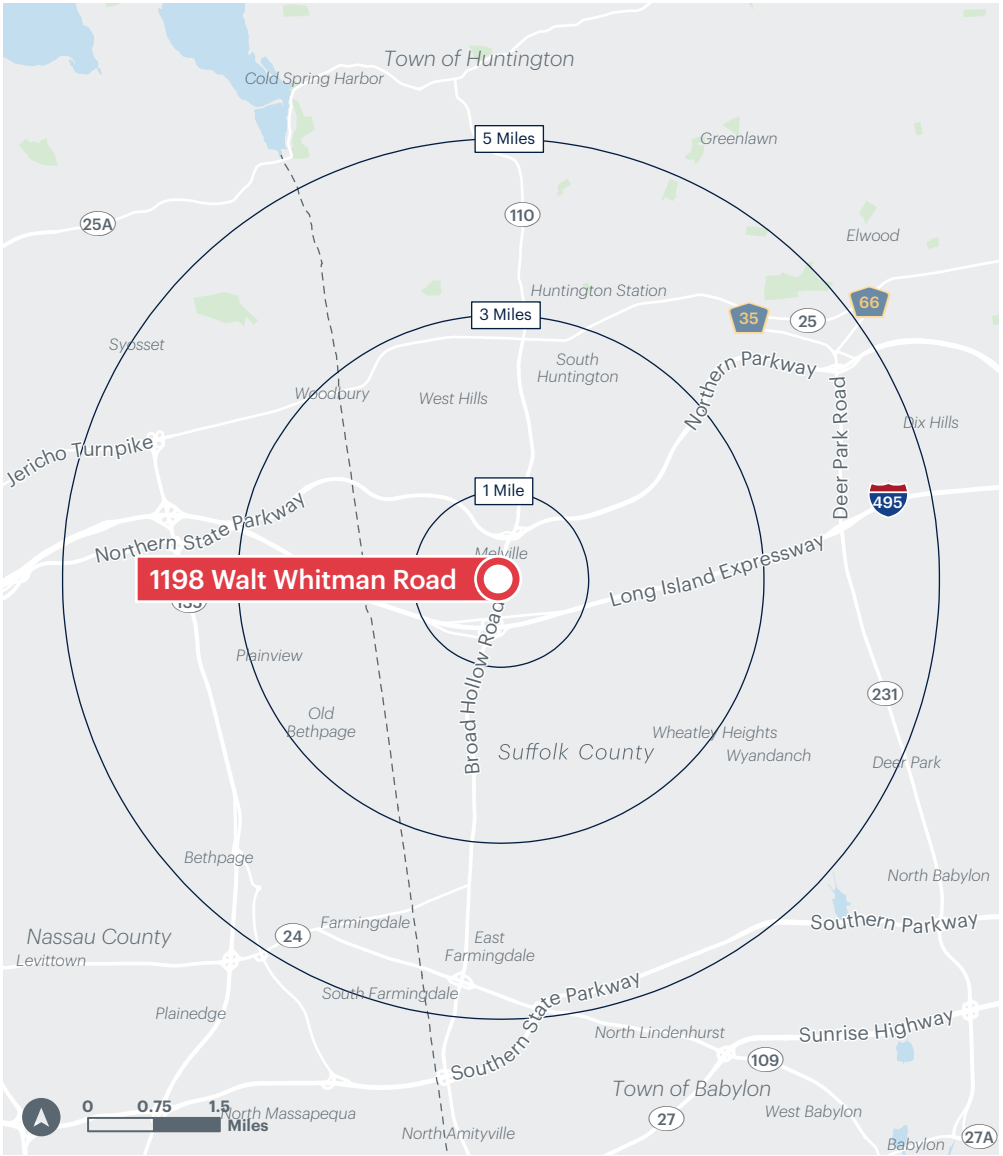
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Area Demographics

2026 ESRI Summary Report



	1 mile	3 miles	5 miles
Total Population	4,798	50,634	228,369
Total Households	1,526	18,276	75,621
Average Household Income	$260,984	$235,852	$209,215
Median Household Income	$193,090	$169,291	$156,558
% Population with Bachelors +	60.26%	62.34%	52.91%
Daytime Population	17,775	101,569	273,776
Total Daytime Employees	15,366	76,377	162,351
Total Businesses	1,099	5,171	12,354

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