

# Prime Walt Whitman Mall Trade Area

Retail Space

301 Walt Whitman Road, Huntington, NY 11746

**AVAILABLE**



WALT WHITMAN ROAD 36,196 VPD

verizon

NORDSTROM rack

buybuy BABY.

PROPOSED  
WHOLE FOODS MARKET

Michaels  
Where Creativity Happens

Visionworks

FIVE GUYS

carter's

Applebee's  
GRILL + BAR

HAND & STONE  
MASSAGE AND FACIAL SPA

RITE AID  
WESTERN UNION

SABRE  
ADVISORS

TULLY'S  
CLOTHING • SHOES • ACCESSORIES

ULTA  
BEAUTY

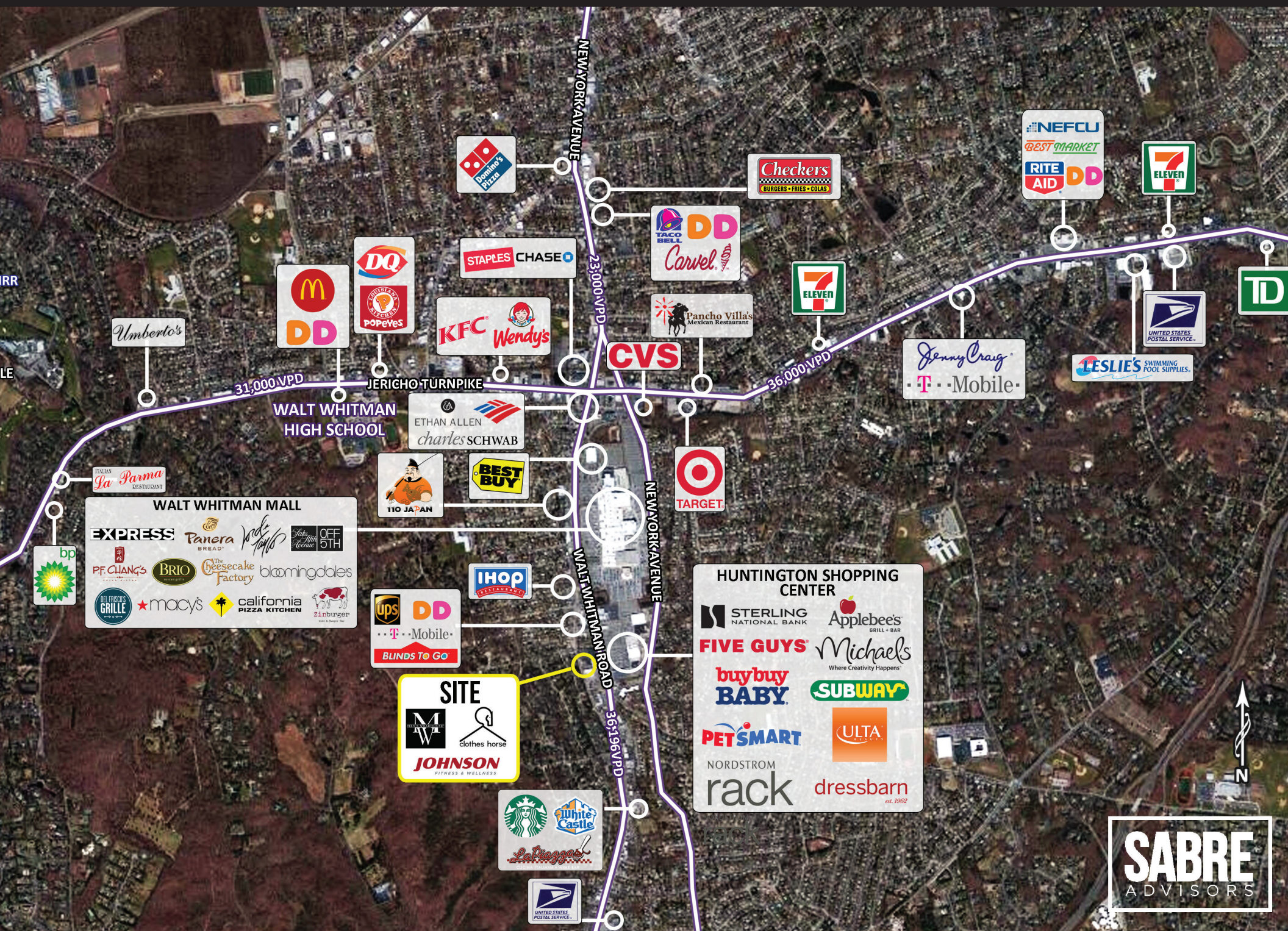


# PARKING OVERVIEW





# TRADE AREA





# PROPERTY DESCRIPTION

SITE DATA	
GLA	Approximately 40,000 SF (on two levels)
PRICE	\$7,900,000
PROJECTED NOI	\$644,724.00
CAP RATE	8.1%
APN	0400-232-00-07-00-008-001
PROPERTY TAX	\$132,180.46
ZONING	C8
ACRES	1.20



## HIGHLIGHTS:

- across from the Walt Whitman Mall
- excellent visibility and exposure
- available for immediate possession
- 91 car parking
- area retail includes Nordstrom Rack, Ulta, PetSmart, Chipotle, Hand & Stone, Best Buy, Buy Buy Baby, Starbucks, T-Mobile, Rite Aid, Sam Ash Music, and many more





# FINANCIAL INFORMATION

SPACE	SIZE (SF)	RENT	ANNUAL NET RENT*
Mens Wearhouse	5,313	\$28.00	\$148,764.00
Clothes Horse	3,561	\$28.00	\$99,708.00
Vacant	1,565	\$35.00	\$54,775.00
Johnson Fitness	2,714	\$28.00	\$75,992.00
VACANT	6,490	\$27.00	\$175,230.00
VACANT (selling basement)	18,051	\$5.00	\$90,255.00
<b>TOTAL</b>			<b>\$644,724.00</b>

\* Projections

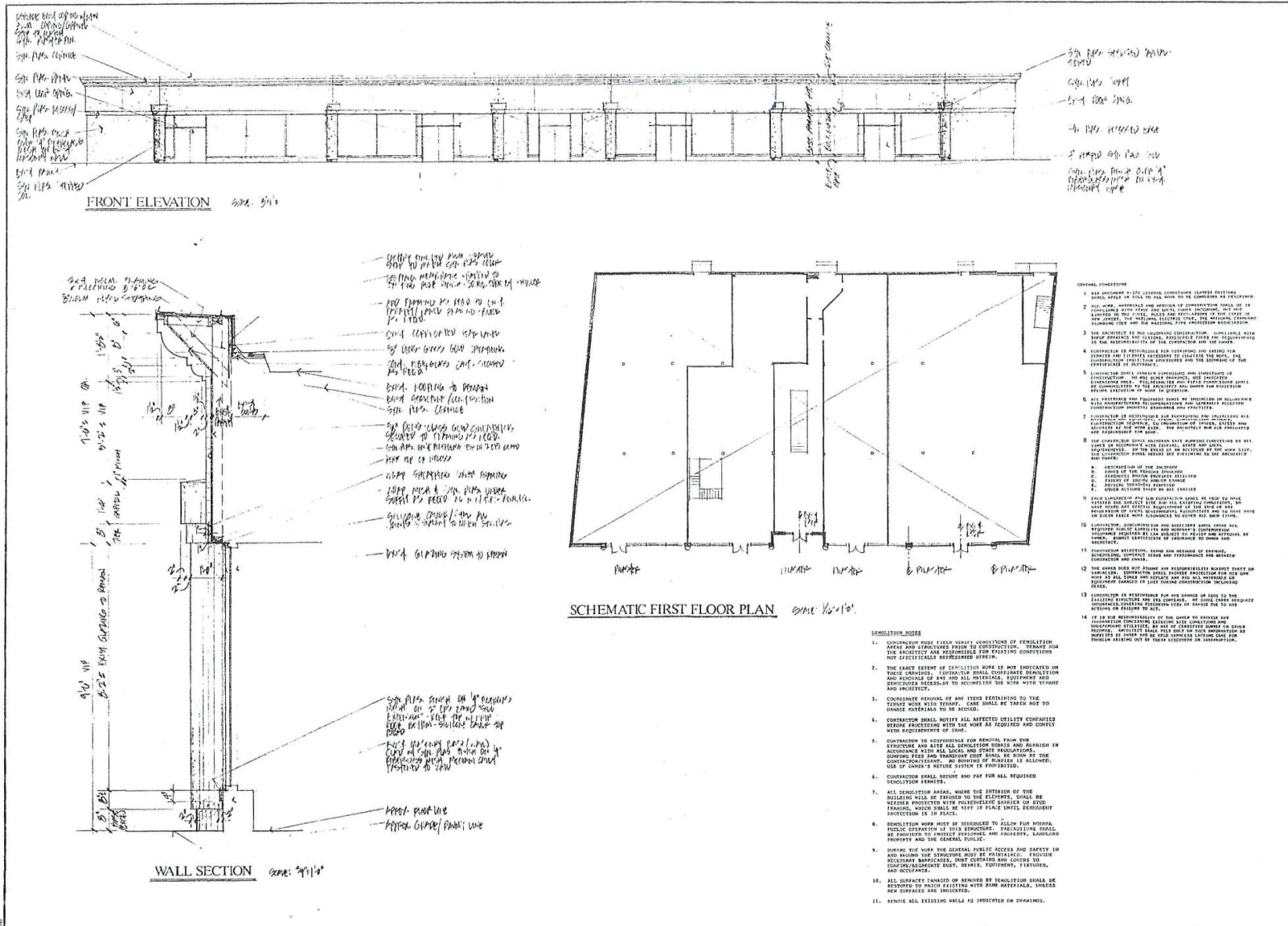
EXPENSES	
TOTAL CAM	\$24,910.74
TAXES	\$132,180.46
INSURANCE	\$21,474.00
<b>TOTAL</b>	<b>\$178,565.20</b>





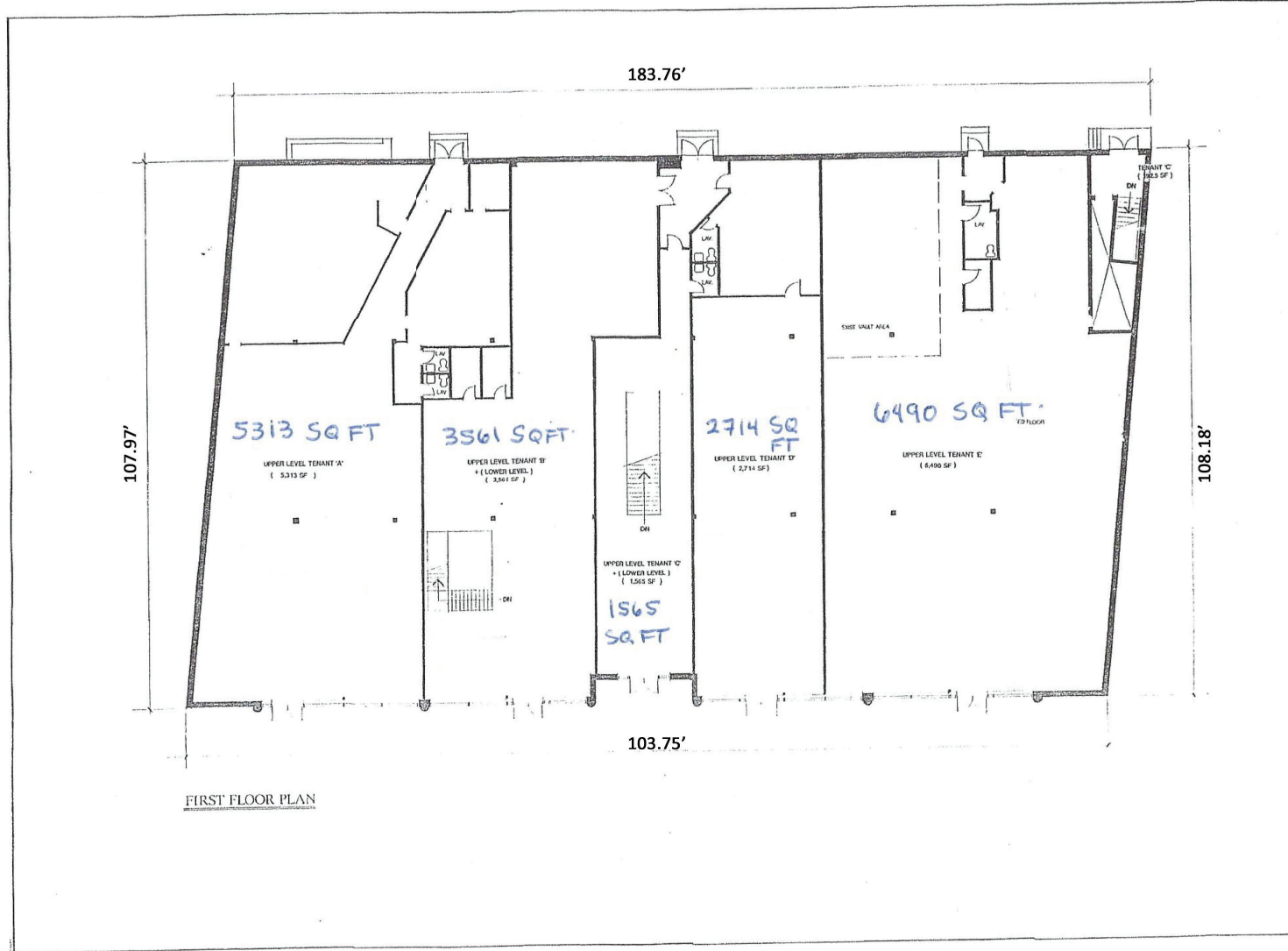
# GROUND FLOOR

## 75 CAR PARKING LOT



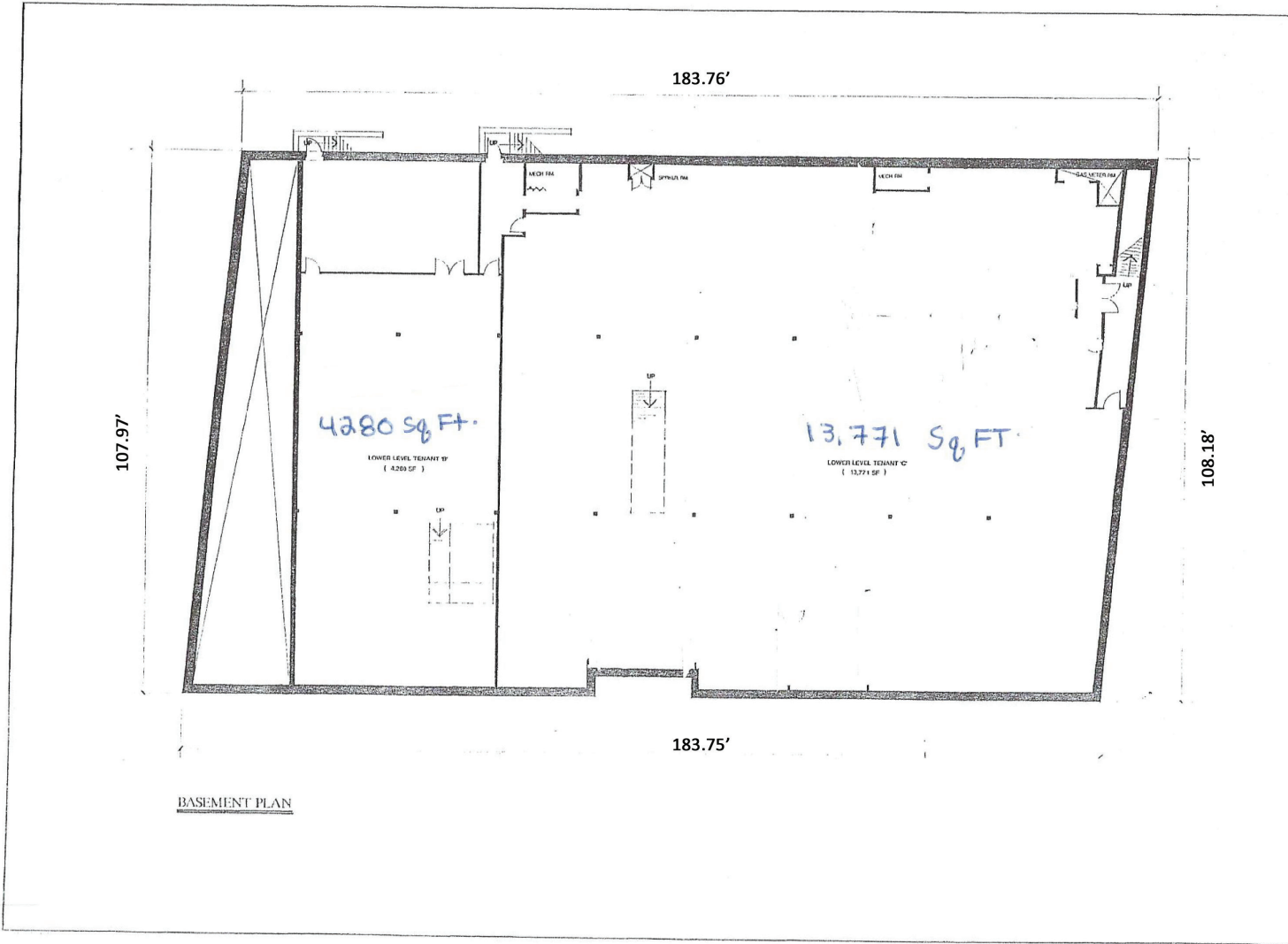


# FIRST FLOOR



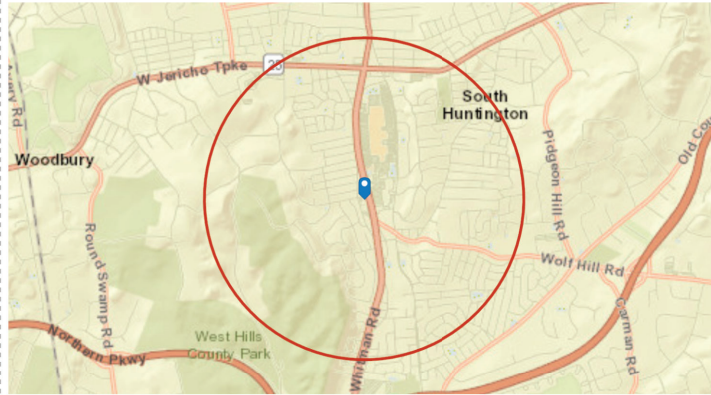


# LOWER LEVEL

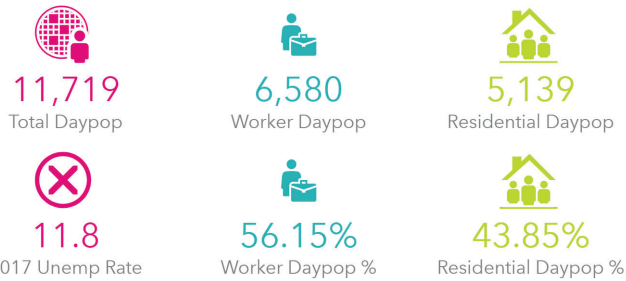




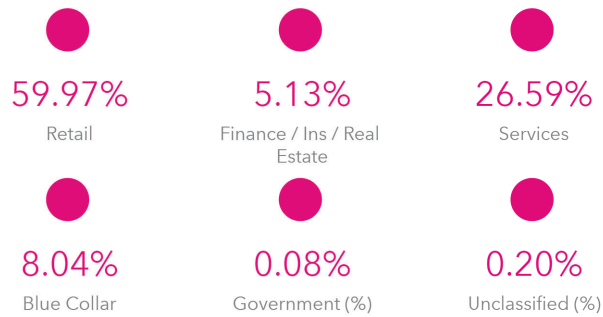
# DEMOGRAPHIC SUMMARY



DAYTIME POPULATION



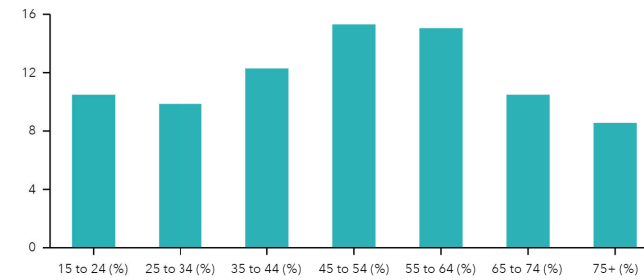
EMPLOYEES by TYPE



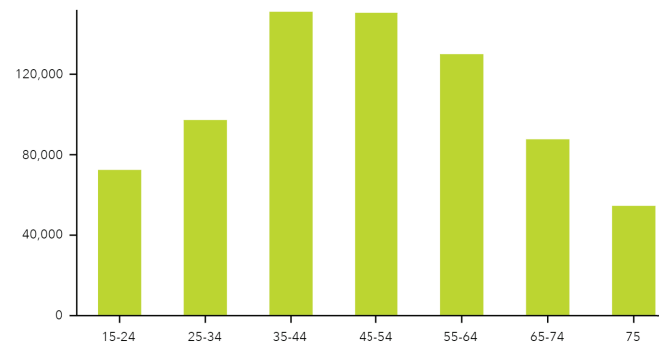
Tapestry Segments

	<b>2B Pleasantville</b> 2,257 households	<b>62.2%</b> of Households
	<b>1D Savvy Suburbanites</b> 1,254 households	<b>34.6%</b> of Households
	<b>7B Urban Villages</b> 101 households	<b>2.8%</b> of Households

% of Adult Population by Age

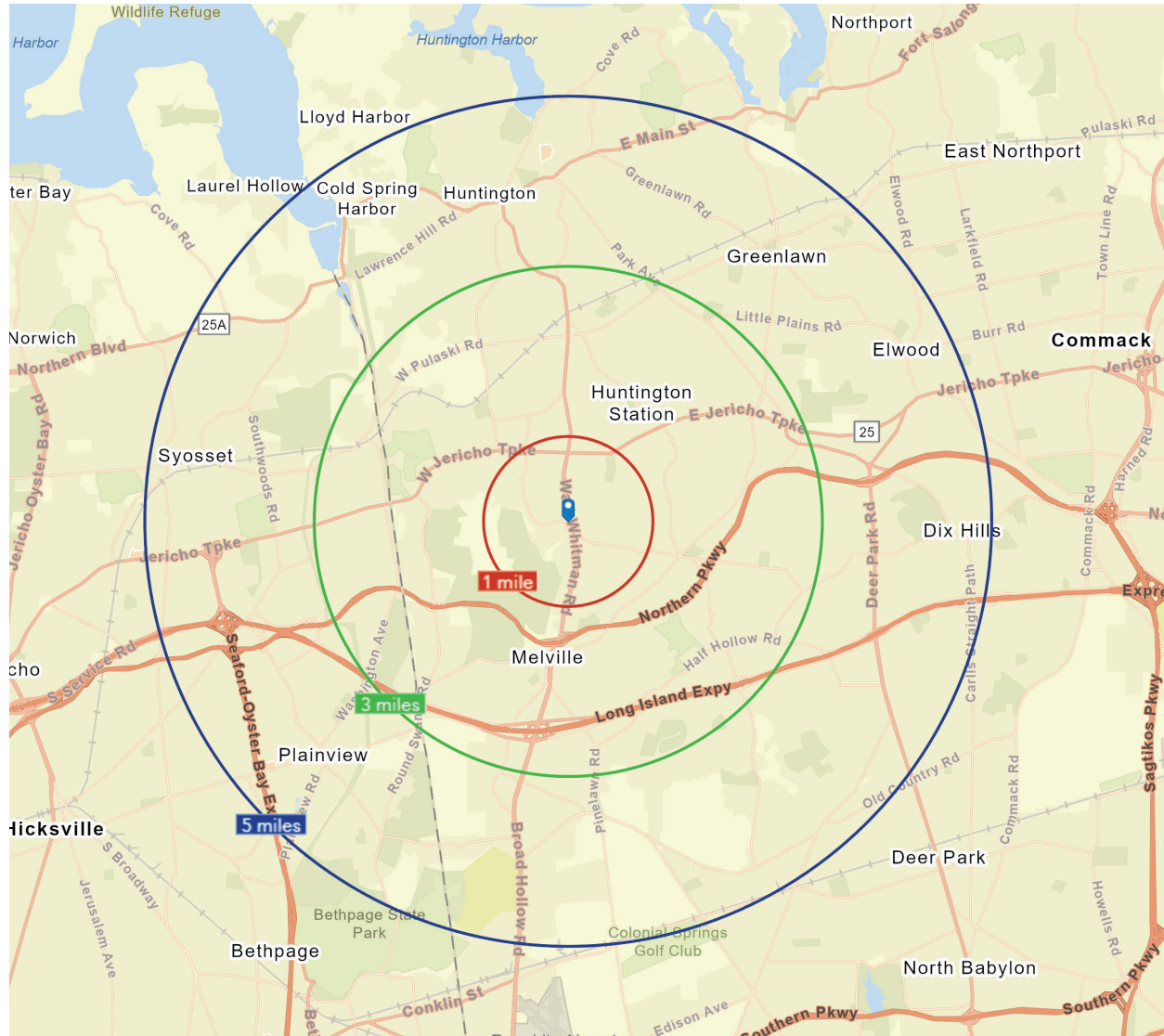


2017 Income by Age (Esri)





# DEMOGRAPHIC SUMMARY



	1 MILE	3 MILES	5 MILES
Population	10,136	77,231	191,505
Median HHI	\$112,536	\$110,253	\$129,529
Daytime Pop	11,719	83,436	219,675
Households	3,626	24,728	63,778
Median Age	44.5	42.0	43.8



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WALT WHITMAN ROAD 36,196 VPD

