



For Lease

RIPCO
RETAIL LEASING

Melville, NY

516 Walt Whitman Road

8,700 SF - Divisible

Highly visible retail building along Route 110 corridor

Space Details

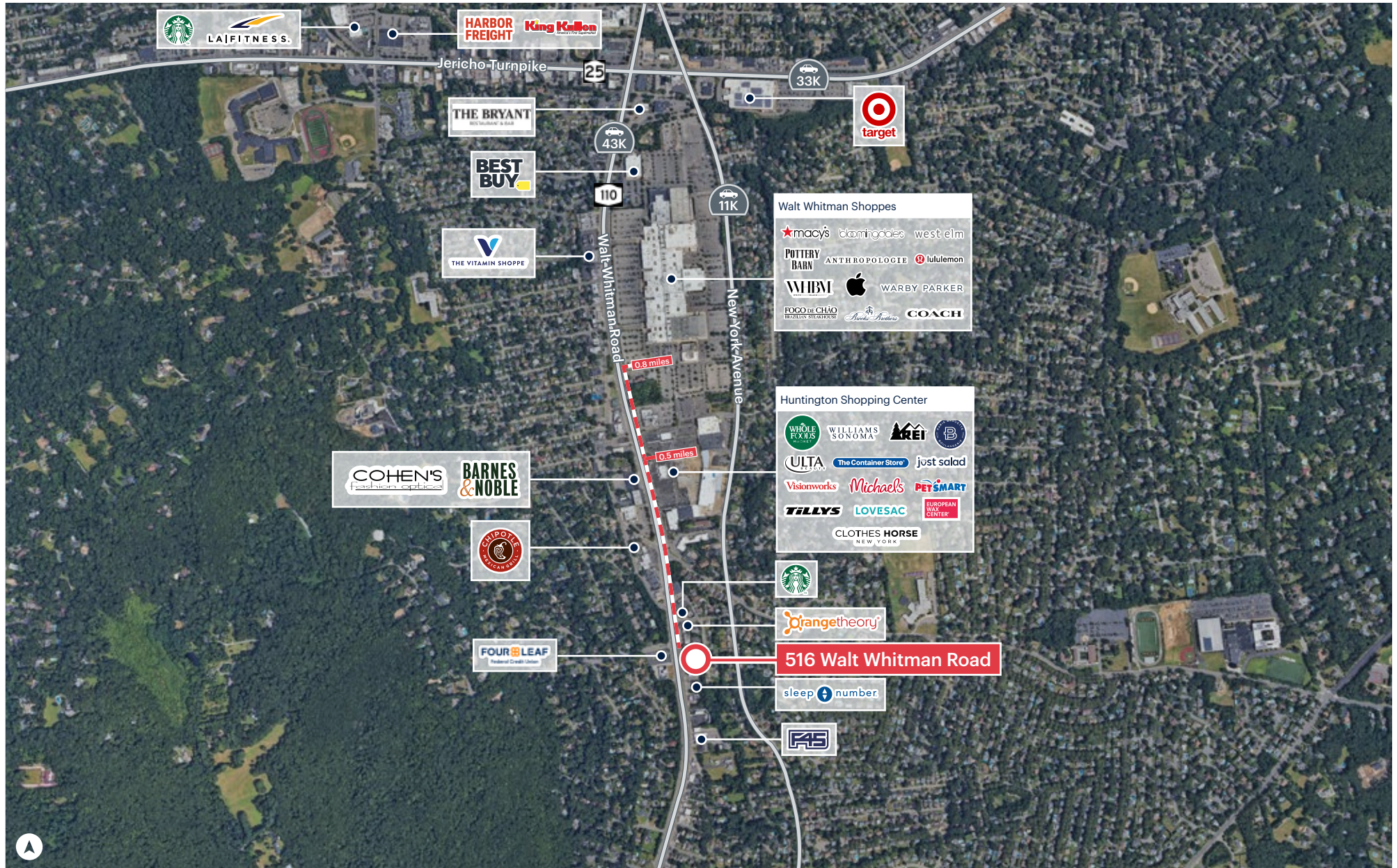


Size	8,000 SF - Divisible
Frontage	Approx. 80 FT on Route 110
Rent	Upon request
Co-Tenants	Dunkin'
Neighbors	LaPiazza, Orangetheory Fitness, Walt Whitman Shops, Whole Foods, Starbucks, Tropical Smoothie Café, Chipotle, Ultra
Comments	Ideally suited for retail, showroom, and service uses. High ceilings and flexible showroom configuration. ½ mile from Walt Whitman Shops & Huntington Shopping Center. Highly visible pylon signage. 42,000+ vehicles per day.

Area Retail



Area Retail

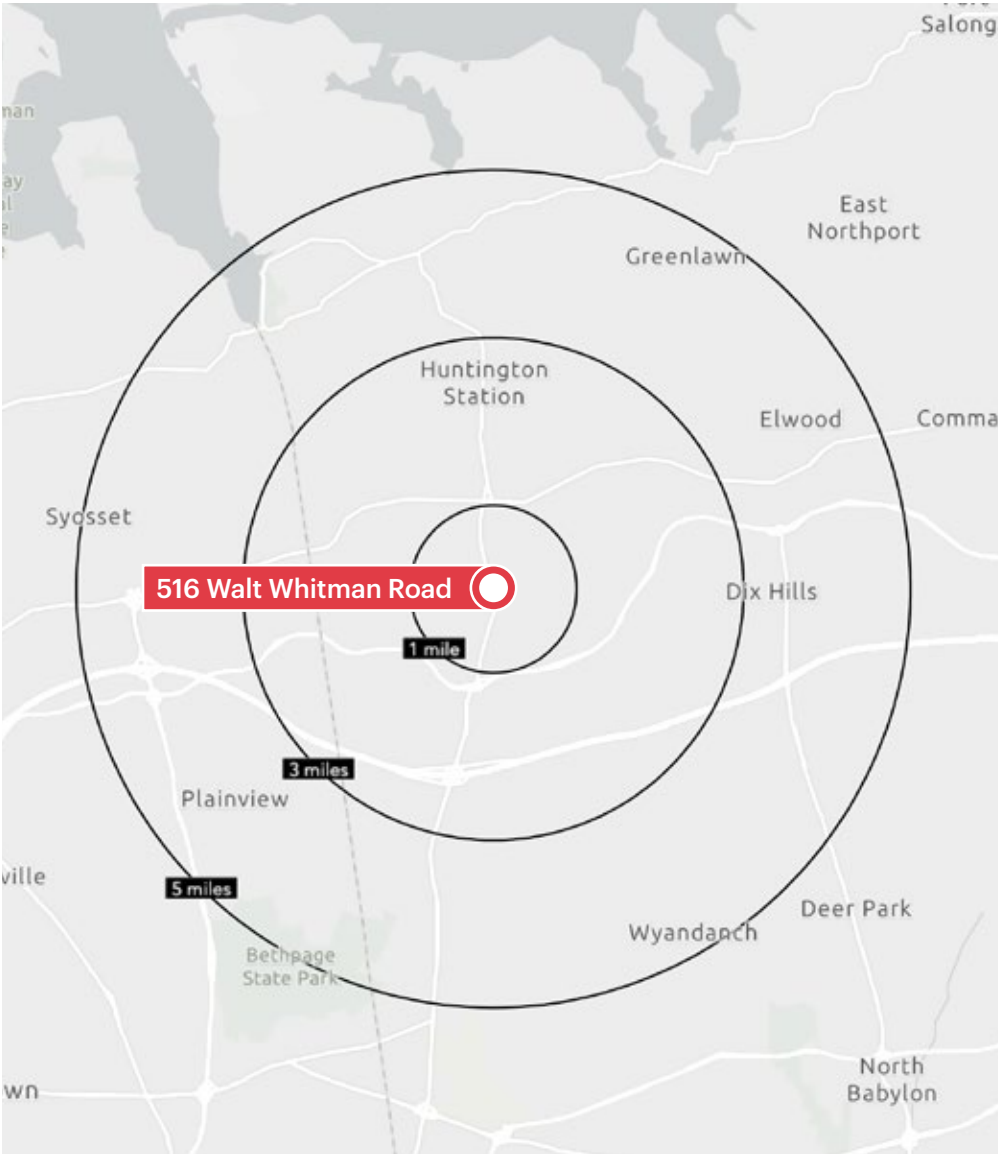


Area Retail



Area Demographics

2025 ESRI Summary Report



	1 mile	3 miles	5 miles
Total Population	10,698	74,174	196,862
Total Households	3,805	23,994	65,142
Average Household Income	\$201,381	\$193,154	\$208,816
Median Household Income	\$150,852	\$143,650	\$155,240
% Population with Bachelors +	40.9%	35.0%	38.7%
Daytime Population	10,807	89,110	238,984
Total Daytime Employees	5,904	51,869	141,268
Total Businesses	664	4,579	12,037