



Island Associates Real Estate Inc.

We create value

Lease Available 594 Walt Whitman Rd. Melville, NY



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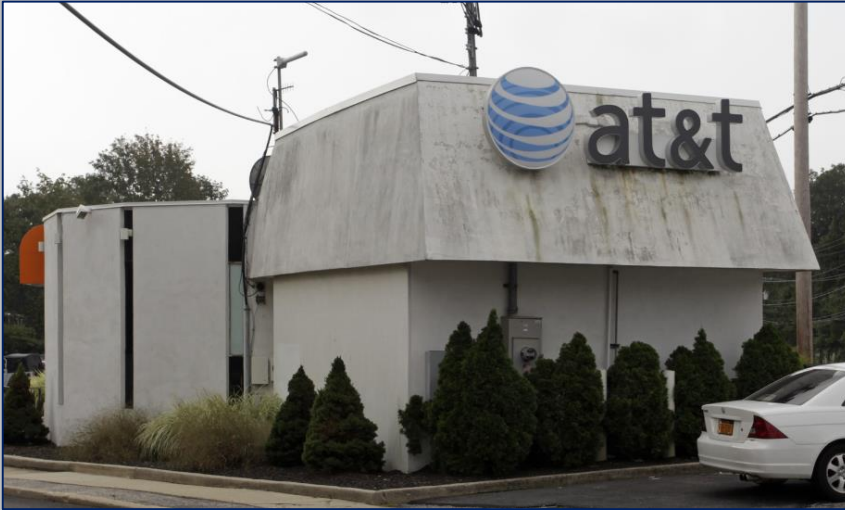
Property Information

1,421 SF Freestanding Building on .25 Acres Available

GLA: \$120,000.00 / NNN

Taxes: ~\$8,000

Demographics	1 Mile	3 Miles	5 Miles
Total Population	10,253	66,357	197,313
Median HH Income	\$117,430	\$113,910	\$123,302

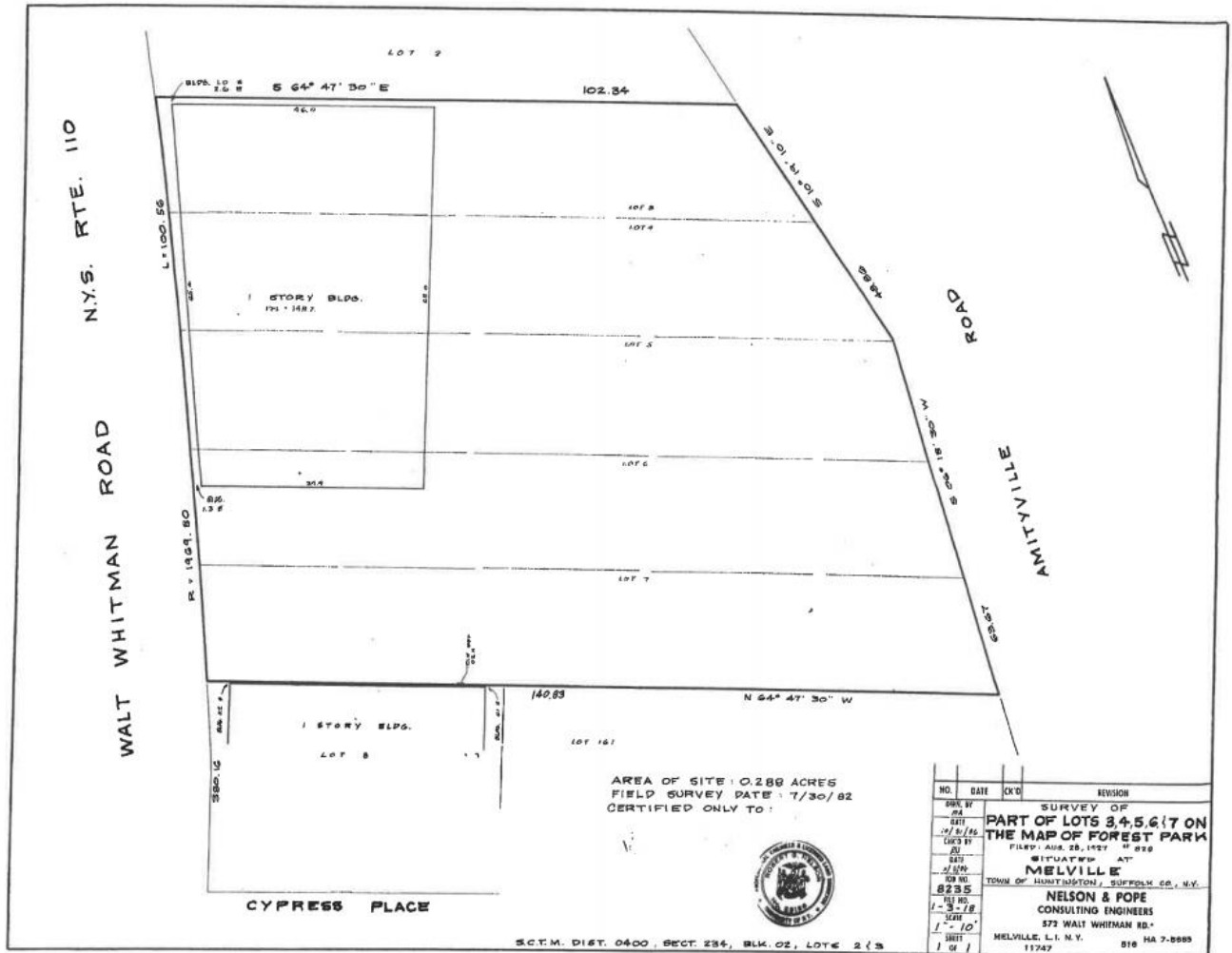


- ❖ Dedicated Turn Lane, Zoned C6, Sewered
 - ❖ 1 Mile from Walt Whitman Shops
- ❖ +/- 150' of Frontage on Walt Whitman Rd. (Route 110) & Amityville Rd.
- ❖ Access from both Rt.110 & Amityville Rd.
- ❖ Heavily Traveled Rt.110 has over 42,500 Daily Traffic Counts.

All information is subject to errors, omissions, modification, and withdrawal.
Information is from sources deemed to be reliable but should not be relied upon without independent verification.

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Additional Information



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