



Island Associates Real Estate Inc.

We create value

Lease Available

594 Walt Whitman Rd. (Rt.110)

Melville, NY



Chris Mayor

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Property Information

1,421 SF Freestanding Building on .25 Acres Available

Lease Price: \$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



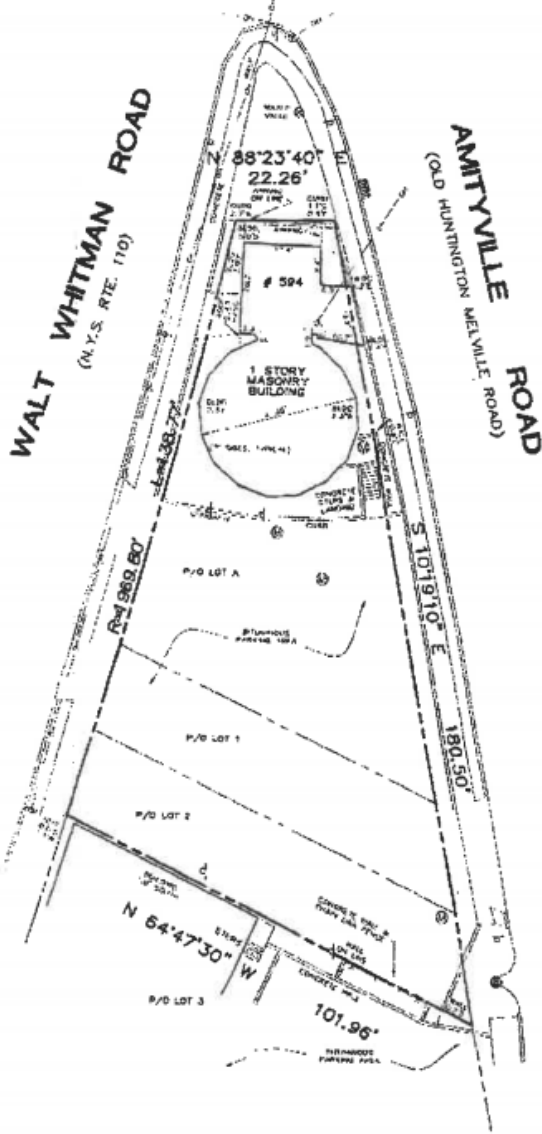
- ❖ Dedicated Turn Lane, Zoned C6, Sewered
 - ❖ 1 Mile from Walt Whitman Shops
- ❖ +/- 150' of Frontage on Walt Whitman Rd. (Route 110) & Amityville Rd.
- ❖ Access from both Rt.110 & Amityville Rd.
- ❖ Heavily Traveled Rt.110 has over 42,500 Daily Traffic Counts.

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.

Additional Information

SENT BY: DEVELOPERS REALTY CORPORATION; 188052:4323; AUG-7-03 15:40; PAGE 4/4 TITLE NO. 990806

Information relative herein should be read in conjunction with the plat of the parcel described property as shown on the current recorded plat of the lot and should not be construed as a warranty of accuracy or as a representation of the true and correct description of the property. The New York State Department of Environmental Conservation (DEC) is not responsible for the accuracy of the information herein. The user of this information should consult the DEC for more information. The user of this information should also consult the DEC for more information. The user of this information should also consult the DEC for more information.



LEGEND

	CONCRETE CURB
	DROP CURB
	WALL
	EDGE OF PAVEMENT
	OVERHEAD WIRES
	WATER VALVE
	UTILITY POLE
	CHAIN LINK FENCE
	CATCH BASIN
	SIGN
	LIGHT POLE
	CONCRETE
	UTILITY WIRE
	PARKING STALL COUNT
	MAN-HOLE COVER

LOT AREA = 6,650 ± SQ. FT.

No officers or employees of this office are to be held liable for any errors or omissions in this plan. The user of this plan should consult the DEC for more information. The user of this plan should also consult the DEC for more information. The user of this plan should also consult the DEC for more information.

Barrett, Bonacci & Van Weese, P.C.
 CIVIL ENGINEERS/PLANNERS
 175A Converse Drive, Huntington, NY 11763
 TEL: 516-638-1111 FAX: 516-638-1322
 www.dbv.com

LOT P/O A, 1 & 2 BLK. ---
 MAP OF: MAP OF FOREST PARK
 SITUATED AT: MELVILLE, TOWN OF HUNTINGTON
 FILED: AUG. 25, 1927 NO. 828 CO. SUFFOLK
 CERTIFIED TO:
 DEVELOPERS REALTY, INC. © 1999 DBV, P.C.
 MELVILLE DEVELOPERS, LLC
 STEWART TITLE GUARANTY COMPANY

REVISIONS:
 CORRECTION 02-02-03

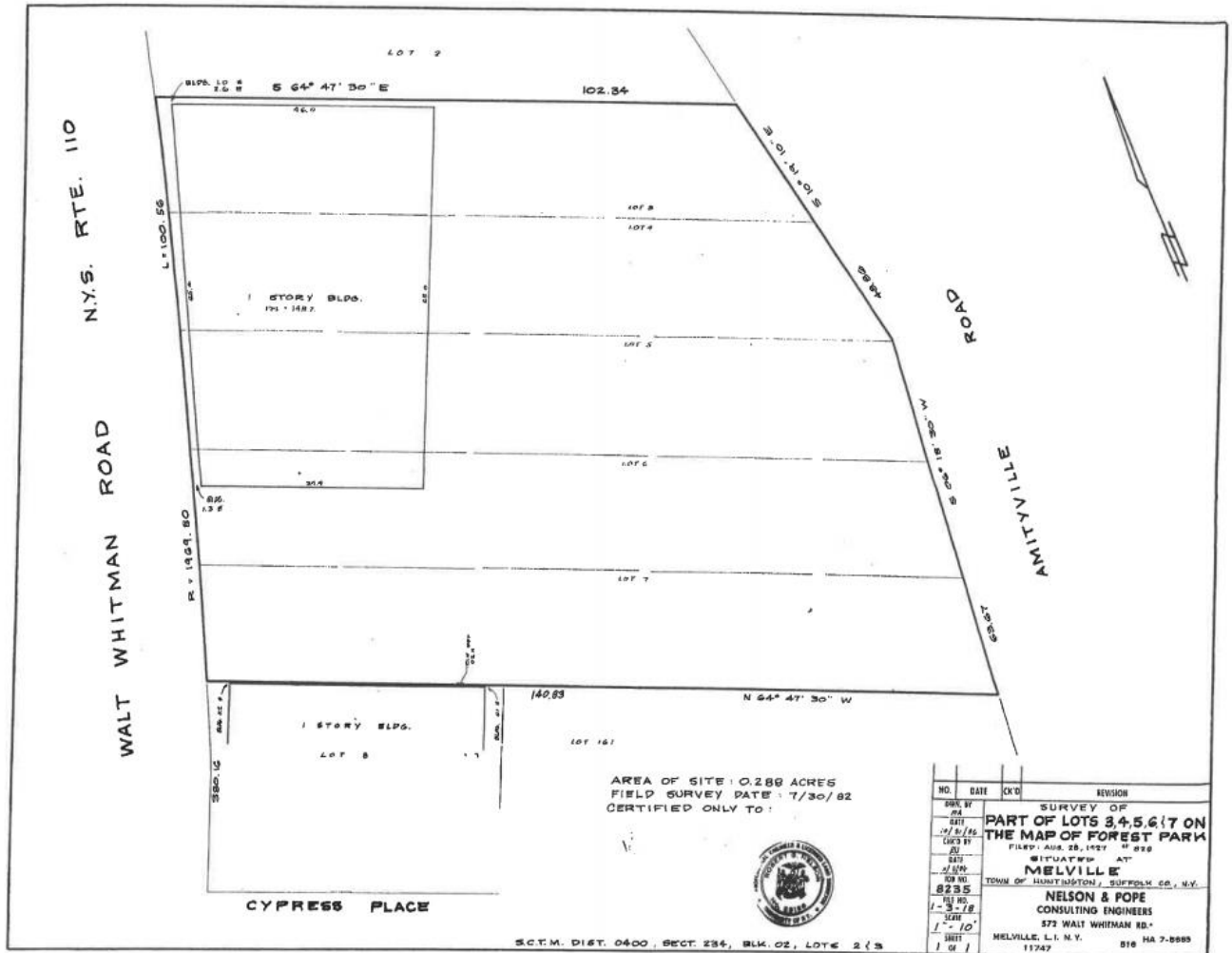
UNLAWFUL TO REUSE THIS PLAN FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

[Signature]

DATE: NOV. 23, 1999

DR. PYM CH. SCALE: 1" = 20' DIST. 400 SEC 234 BLK. 2 LOT 1

Additional Information



NO.	DATE	CHK'D	REVISION
1	8/28/82		SURVEY OF PART OF LOTS 3, 4, 5, 6, 7 ON THE MAP OF FOREST PARK FILED AUG. 28, 1982
2			SITUATED AT MELVILLE TOWN OF HUNTINGTON, SUFFOLK CO., N.Y.
3			NELSON & POPE CONSULTING ENGINEERS 572 WALT WHITMAN RD. MELVILLE, L.I. N.Y. 11747