

FOR LEASE

6,838 SF FREESTANDING BUILDING

2220 Nesconset Highway | Stony Brook, NY 11790



ALL USES CONSIDERED INCLUDING DRIVE-THRU

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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Property Overview

HIGHLIGHTS

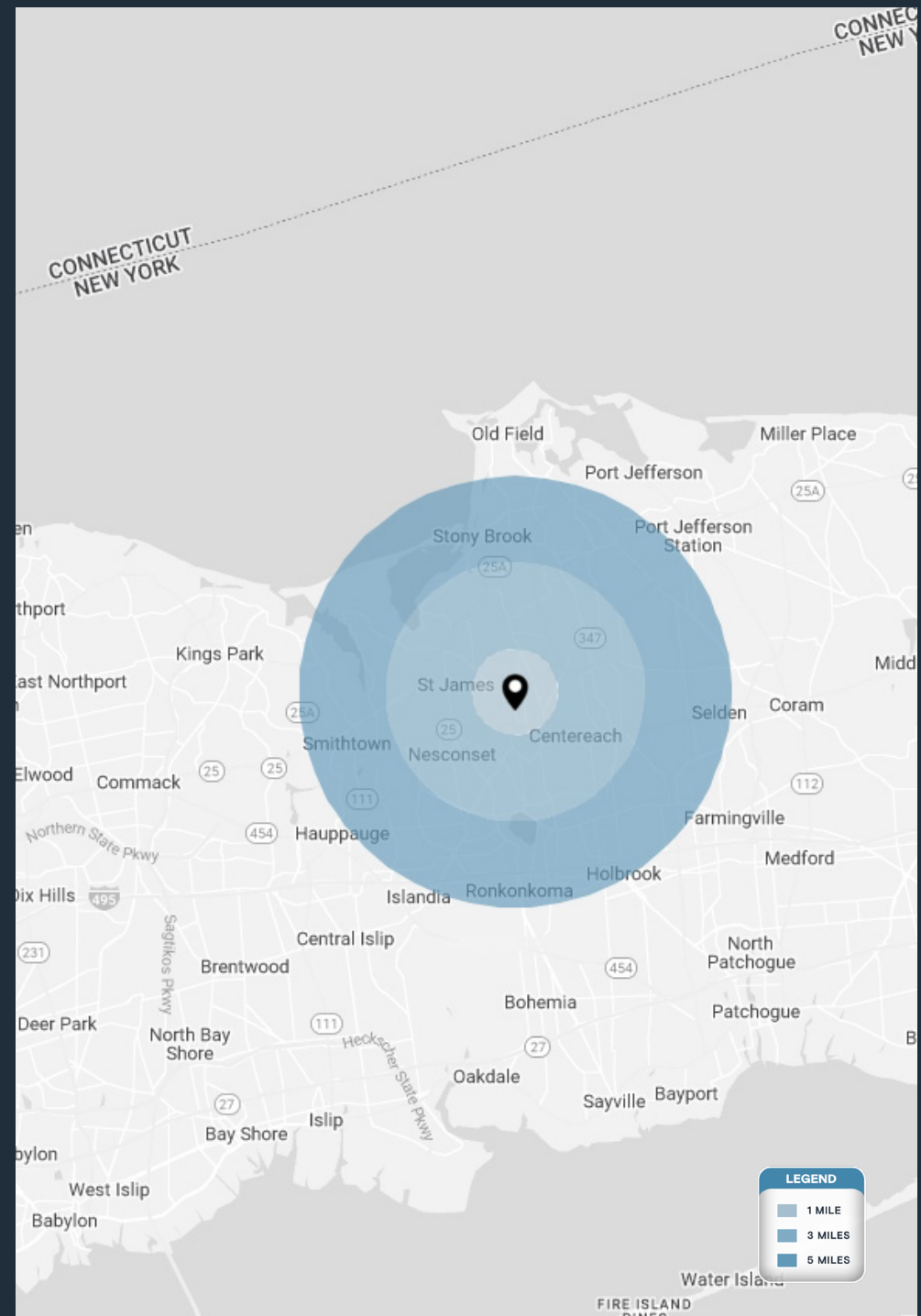
- Freestanding former restaurant adjacent to strongest retail center in the trade area
- Up to 6,838 SF available with reasonable divisions considered
- Potential drive-thru available
- Best retail trade area in Suffolk County
- Rare large scale restaurant opportunity

DEMOGRAPHICS

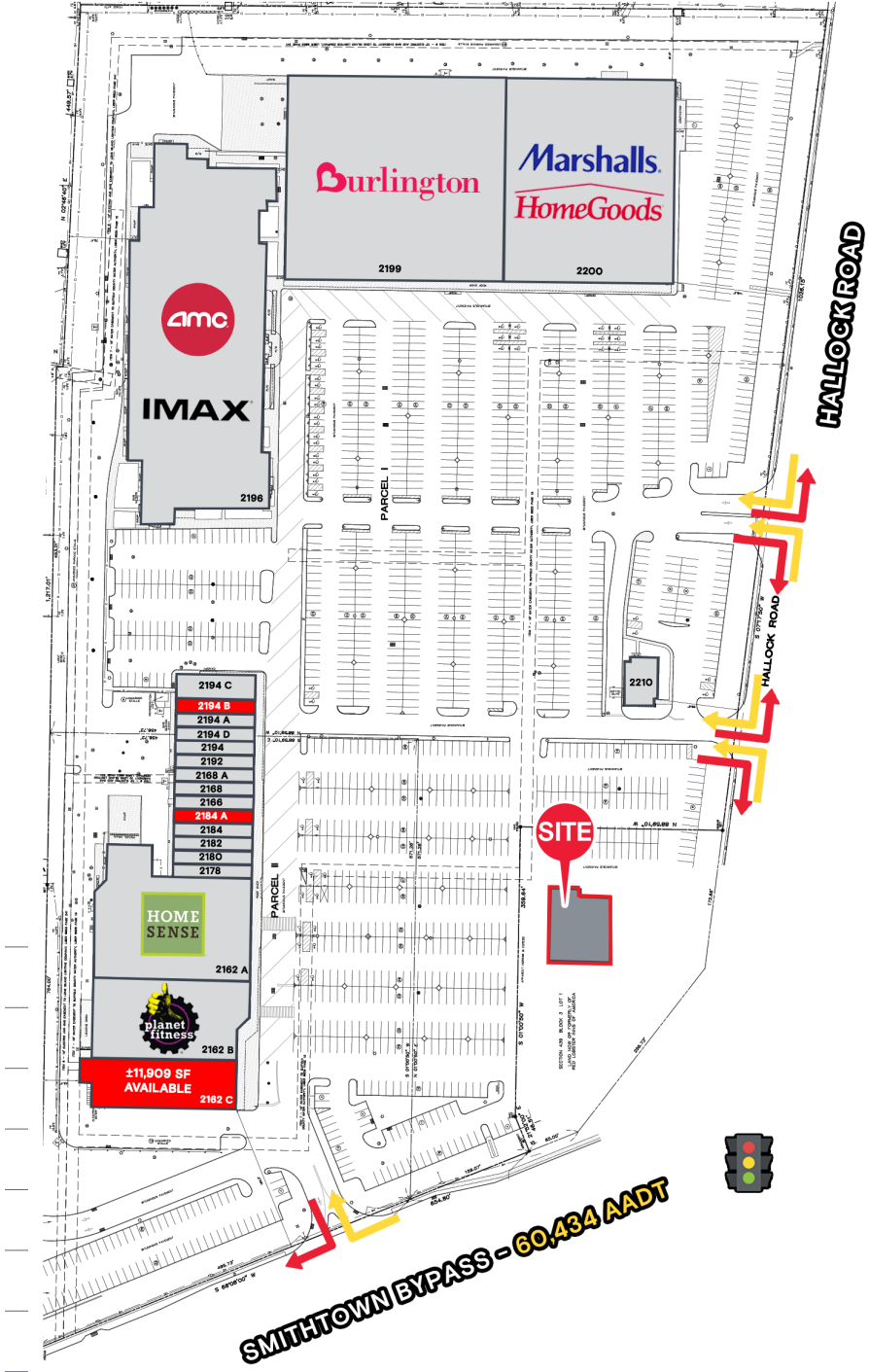
	1 MILE	3 MILES	5 MILES
POPULATION	9,829	84,792	219,199
HOUSEHOLDS	3,865	26,526	70,694
EMPLOYEES	8,575	72,446	185,424
AVERAGE HH INCOME	\$162,481	\$163,921	\$158,210

TRAFFIC COUNTS

NESCONSET HIGHWAY - NY 347	60,434 AADT
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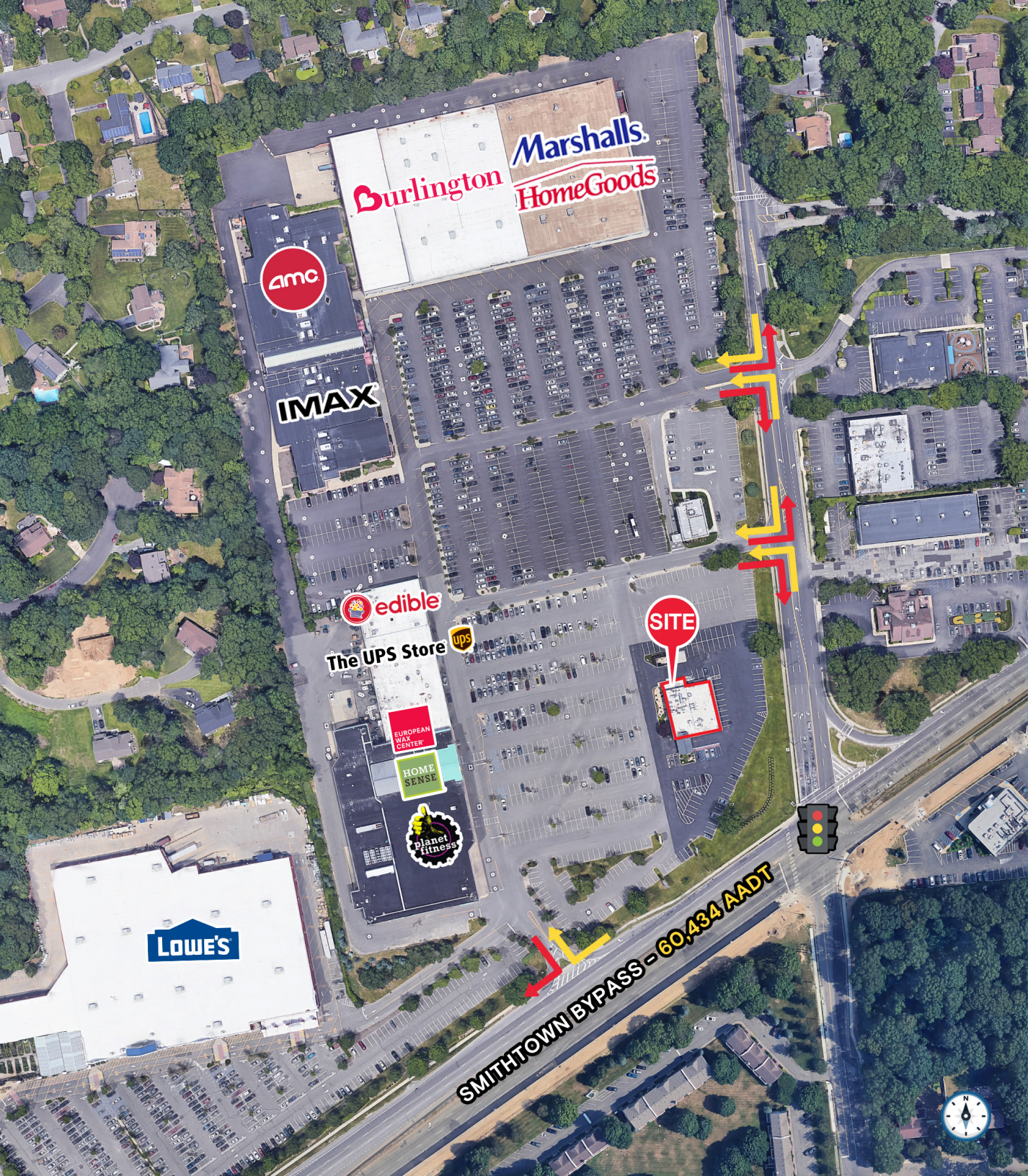
Tenant Roster



15	1,125 SF Available	22	2,250 SF Available (can be combined)
16	Patchogue Jewelers	23	Lease Out
17	1,125 SF Available	24	Lidl
18	QT Nail Spa	25	Autozone
19	Chachama	26	6,500 SF Available
20	Lease Out		
21	1,125 SF Available (can be combined)		







Contact Brokers

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