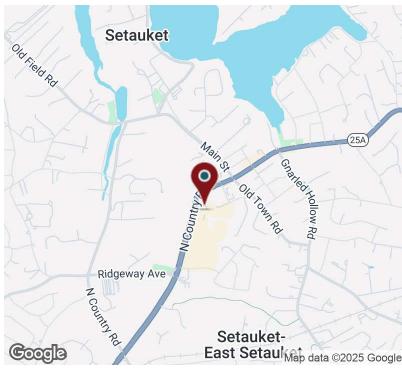


FOR LEASE





OFFERING SUMMARY

Lease Rate:	\$35.00 SF/yr (NNN)				
Building Size:	<i>57</i> ,000 SF				
Available SF:	1,050 SF				
Lot Size:	4.25 Acres				

PROPERTY OVERVIEW

Stop&Shop Anchored Center Close to SUNY Stony Brook University and Hospital Close to St. Charles and Mather Hospitals High income area

Direct Meter Electric, Gas, and Water

Highest grossing Stop & Shop in Suffolk County by square foot

The traffic count at the two nearest intersections is 18,201 and 22,023 VPD

SPACES	LEASE RATE	SPACE SIZE
170 NY-25A	\$35.00 SF/yr	1,050 SF

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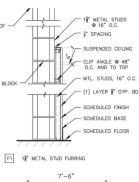
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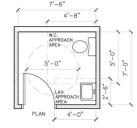






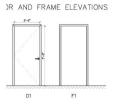
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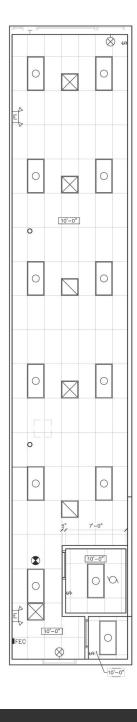


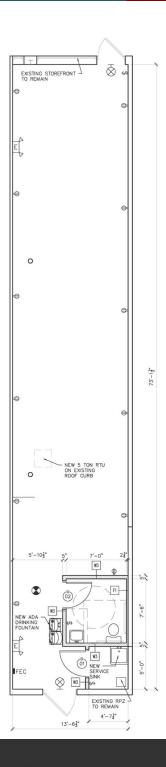
BATHROOM ELEVATIONS

			X							
LOCKSET - GLASS ENTRANCE	LOCKSET - SLIDING	SILENCERS	CLOSERS	FLOOR STOP	WALL STOP	OVERHEAD STOP	CARD READER/KEY PAD	RESTROOM RESCUE	CONTINUOUS HINGE	EMERGENCY EXIT HARDWARE



STOP ON DOORS WHERE TRIPPING HAZARD (AY VARY BETWEEN INSIDE AND OUTSIDE LY FOR INTERIOR FINISHES ONLY. EXTERIOR FRAMES ARE TO MATCH OTHER EXTERIOR ND BUCK ASSEMBLIES AS SPECIFIED ON KEYED IN ACCORDANCE WITH THE BUILDING BE DELIVERED TO CLIENT PROPERLY TESTED 3 PASS KEYS FOR EACH LOCK. DOOR FRAMES TO MATCH LABEL OF WALL. DWARE AND CLOSER HARDWARE INSTALLED.





Add text here...

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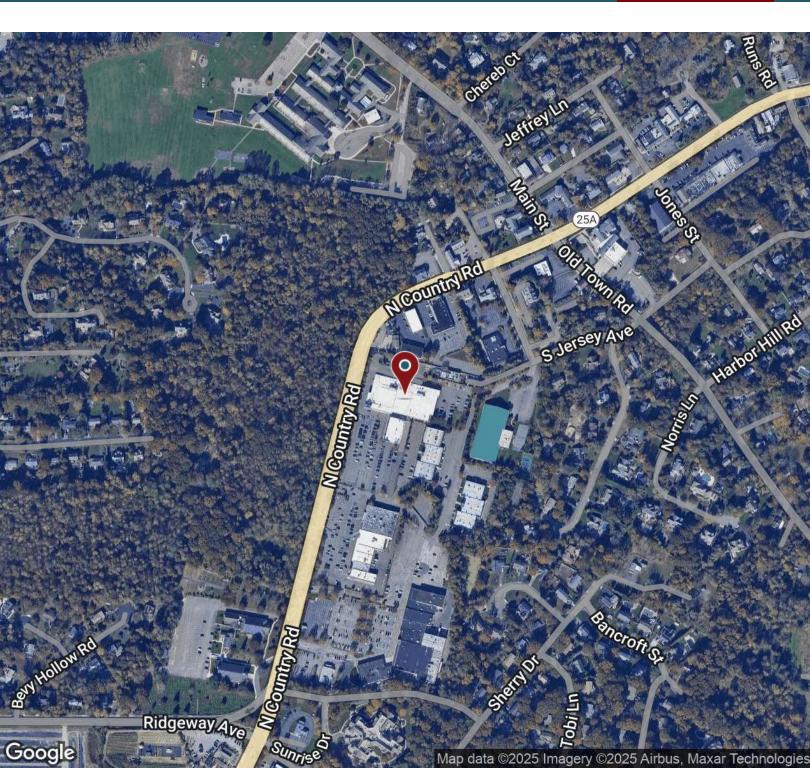
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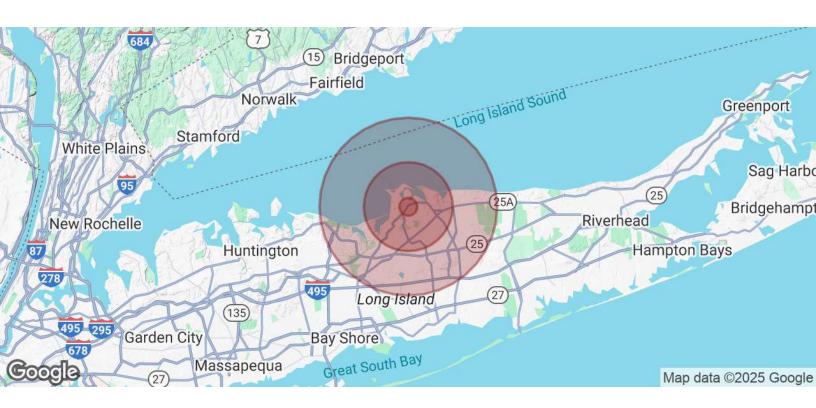
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,408	108,572	431,968
Average age	42.3	38.6	38.7
Average age (Male)	41.2	37.4	37.5
Average age (Female)	43.5	39.8	39.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,131	33,464	140,755
# of persons per HH	3.0	3.2	3.1
Average HH income	\$169,599	\$122,853	\$107,858
Average house value	\$716,693	\$492,457	\$453,392

^{*} Demographic data derived from 2020 ACS - US Census

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