

OFFERING SUMMARY

Lease Rate:	\$35.00 SF/yr (NNN)
Building Size:	57,000 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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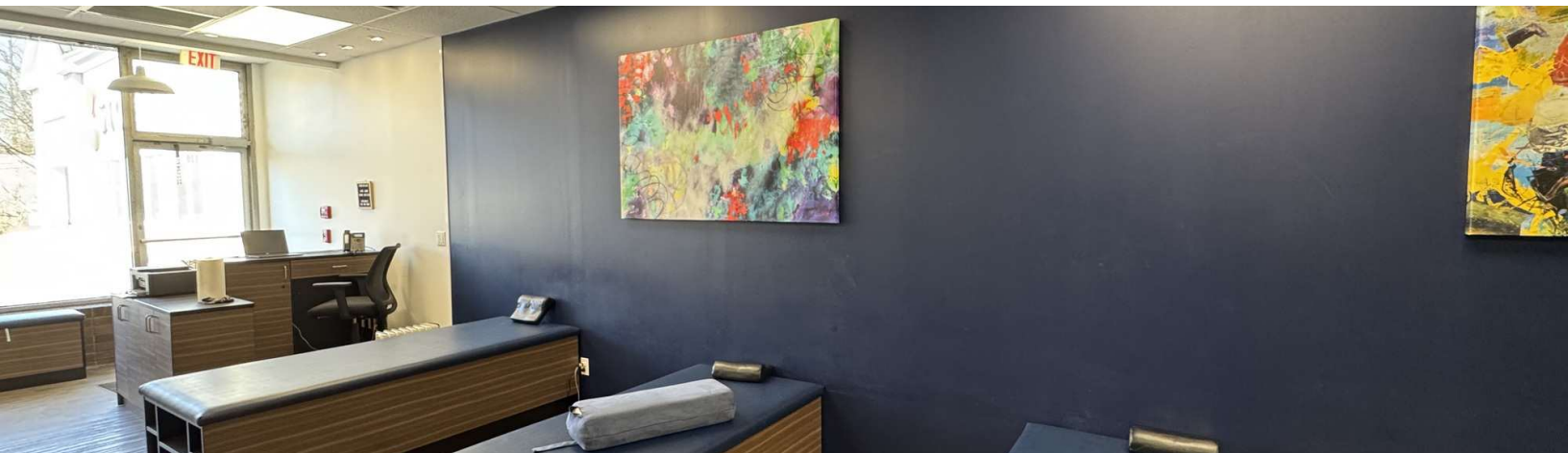
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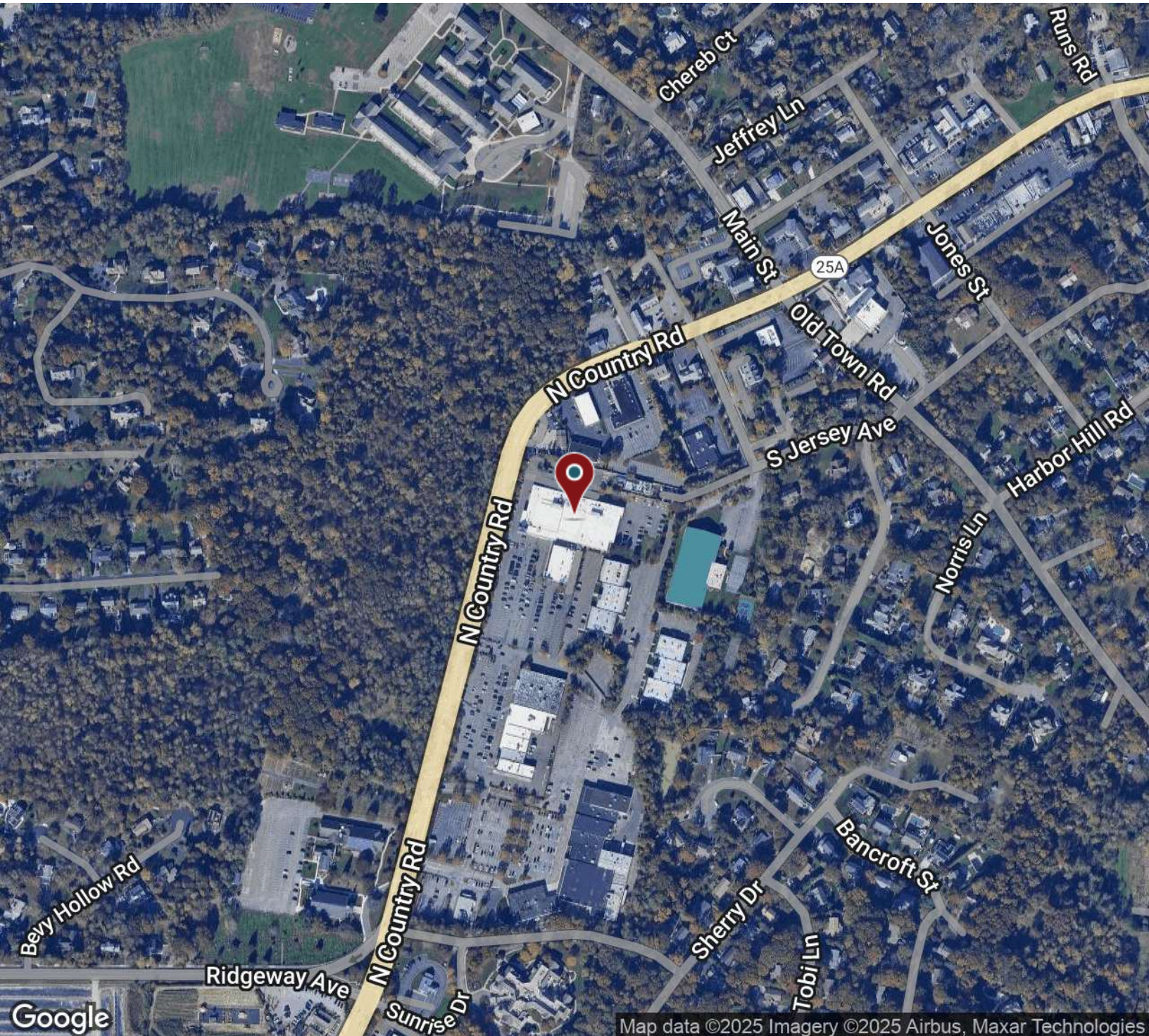
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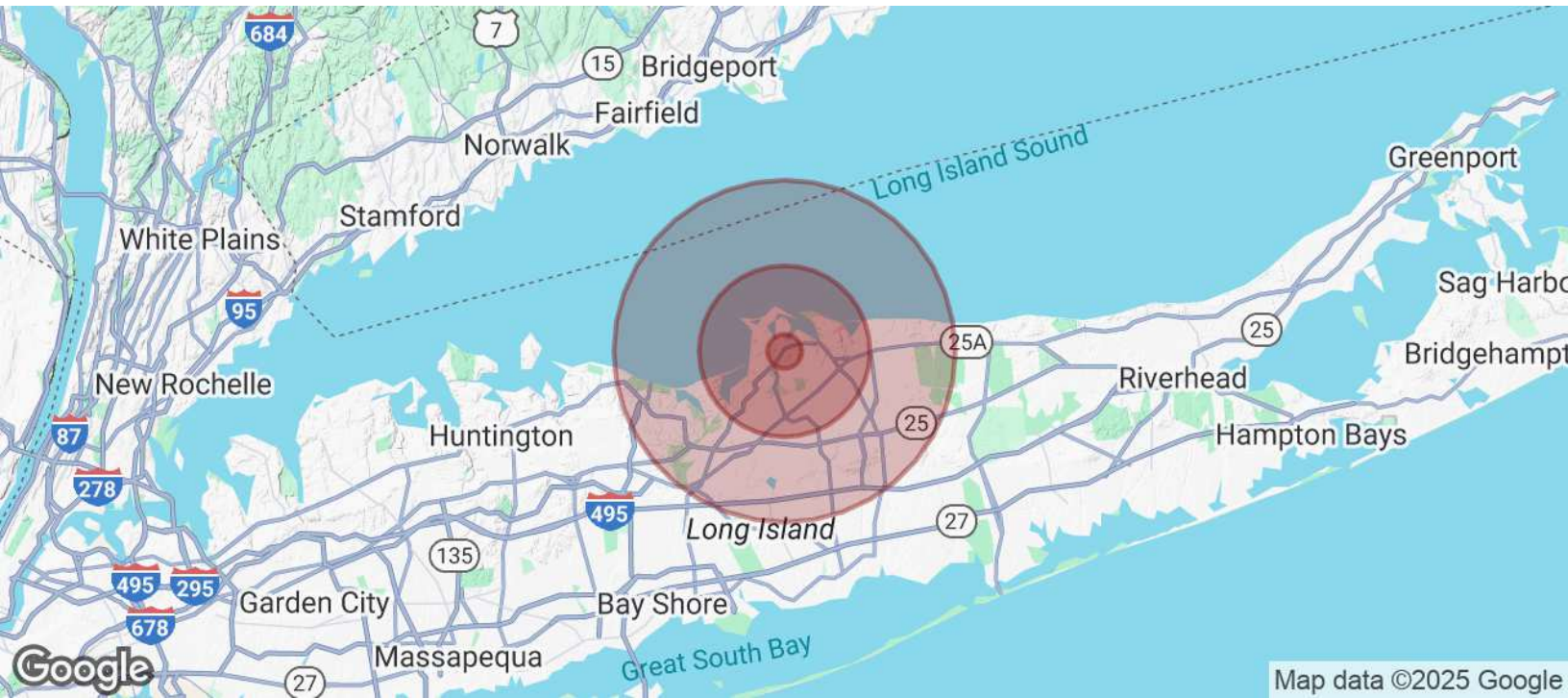
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,408	108,572	431,968
Average age	42.3	38.6	38.7
Average age (Male)	41.2	37.4	37.5
Average age (Female)	43.5	39.8	39.7

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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