

stony brook, ny

205 hallock road

prime retail space in Smith Haven Mall trade area | for lease



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	9,253	87,217	216,897
Median HHI	\$111,185	\$128,170	\$122,290
Daytime Population	5,927	28,153	71,018

Available	1,250 square feet - 3,700 square feet
Extras	\$10.00 per square foot (estimated)
Rent	Upon Request
Area Retail	The Vitamin Shoppe, Starbucks, Duane Reade, Burlington, Marshalls & HomeGoods, AMC Loews, Cabo Fresh Mexican Grill, Chase Bank, Red Lobster, Homesense, Planet Fitness, Lowe's, and more
Comments	<ul style="list-style-type: none"> • all divisions will be considered • 67 feet deep stores, 40 feet column spacing • 17 feet ceiling height to the deck • Join Orangetheory Fitness, Home Sense, Planet Fitness, Burgerology, Chipotle, Shake Shack, Trader Joe's, and more

For More Information:
 Stu Fagen | fagen@sabre.life | T 516 874 8070 x1503

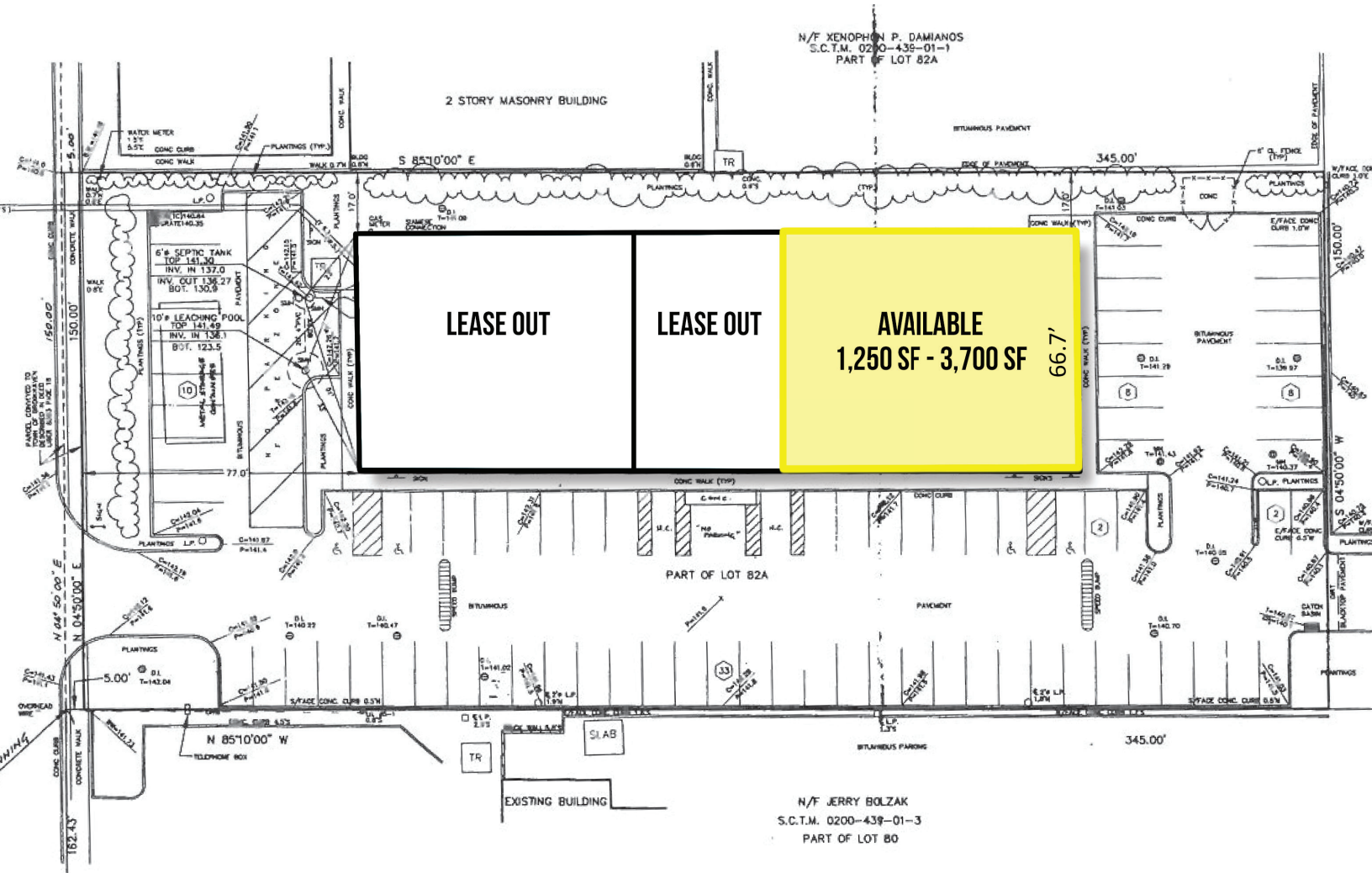
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SITE PLAN



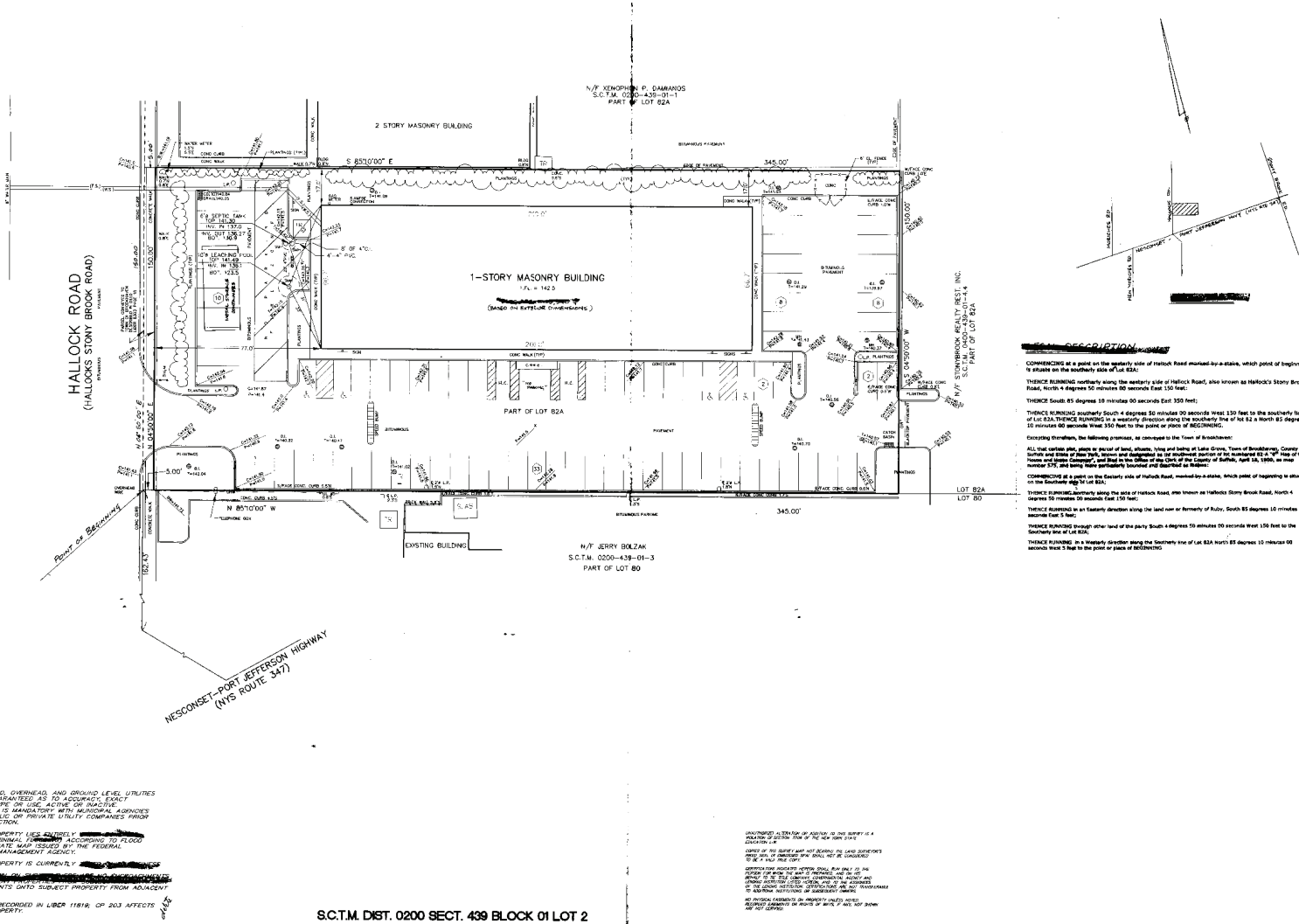
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SURVEY



NOTES:

UNDERGROUND, OVERHEAD AND GROUND LEVEL UTILITIES ARE NOT GUARANTEED AS TO ACCURACY, EXACT LOCATION, TYPE OR USE. ACTIVE OR INACTIVE UTILITIES ARE SHOWN FOR INFORMATION ONLY. VERIFICATION IS MANDATORY WITH MUNICIPAL AGENCIES AND/OR PUBLIC OR PRIVATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.

SUBJECT PROPERTY LIES WITHIN CERTAIN AREAS OF MINIMAL FLOODING ACCORDING TO FLOOD INSURANCE RATE MAP ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SUBJECT PROPERTY IS CURRENTLY [REDACTED]

UNDEVELOPED LOTS ARE SHOWN IN THIS SURVEY AS A RESULT OF SECTION 206 OF THE NEW YORK STATE CONSTITUTION.

OWNER OF THE SUBJECT PROPERTY SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AGENCIES OF THE STATE OF NEW YORK.

NO PROCEEDINGS OR ACTIONS IN ANY COURT SHALL BE MAINTAINED TO REVOKE OR SET ASIDE THIS SURVEY OR TO REVOKE OR SET ASIDE ANY PART OF THIS SURVEY.

S.C.T.M. DIST. 0200 SECT. 439 BLOCK 01 LOT 2

DESCRIPTION

COMMENCING at a point on the westerly side of Hallock Road marked by a stake, which point of beginning is stable on the southerly side of Lot B2A;

THENCE RUNNING northerly along the westerly side of Hallock Road, also known as Hallock's Stony Brook Road, North 4 degrees 50 minutes 00 seconds East 350 feet;

THENCE South 85 degrees 10 minutes 00 seconds East 350 feet;

THENCE RUNNING southerly South 4 degrees 50 minutes 00 seconds West 150 feet to the southerly line of Lot B2A; THENCE RUNNING in a westerly direction along the southerly line of Lot B2A North 85 degrees 10 minutes 00 seconds West 350 feet to the point of BEGINNING.

Containing thereupon, the following premises, as conveyed to the Town of Brookhaven:

All that certain plot, piece or parcel of land, situate, lying and being in Litch Grove, Town of Brookhaven, County of Suffolk and State of New York, known and designated as the southeast portion of the southeast 1/4 of the Home and Mass Company, and filed in the Office of the Clerk of the County of Suffolk, April 24, 1994, as more fully set forth in the plat hereto attached and recorded as follows:

COMMENCING at a point on the easterly side of Hallock Road, marked by a stake, which point of beginning is stable on the southerly line of Lot B2A;

THENCE RUNNING southerly along the easterly side of Hallock Road, also known as Hallock's Stony Brook Road, North 4 degrees 50 minutes 00 seconds East 350 feet;

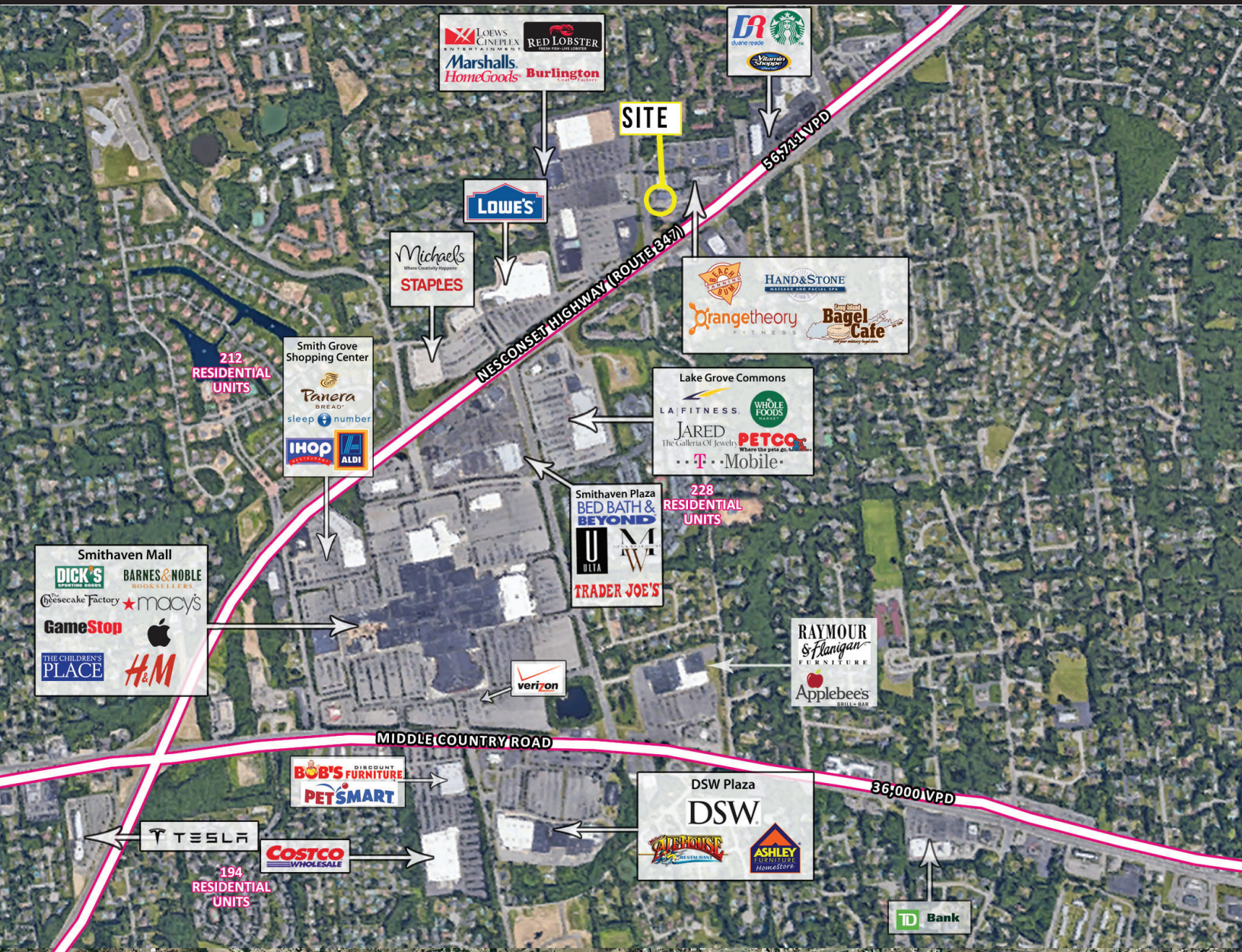
THENCE RUNNING in a southerly direction along the southerly line of Lot B2A North 85 degrees 10 minutes 00 seconds West 350 feet to the point of BEGINNING.

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