

NICOLLS PLAZA

270 POND PATH SOUTH SETAUKET, NY



AVAILABILITY

PREMISES

Option 1	
Available Existing Retail 1	+/-45,875 SF.
Available Retail 1 Option 1 Divisible	+/-55,582 SF.
Available Retail 2	+/-1,726 SF.
Available Retail 3	+/-1,497 SF.
Pad Site 1	+/-3,150 SF.
Pad Site 2	+/-3,500 SF.

Option 2	
Available Retail 1A	+/-28,247 SF.
Available Retail 1B	+/-28,057 SF.
Available Retail 2	+/-1,726 SF.
Available Retail 3	+/-1,497 SF.
Pad Site 1	+/-2,343 SF.
Pad Site 2	+/-7,150 SF.

RADIUS



1 MILE
3 MILE
5 MILE

POPULATION



8,575
91,605
228,672

AVERAGE HOUSEHOLD INCOME



\$136,820
\$133,828
\$131,401

SHOPPER MEDIAN AGE

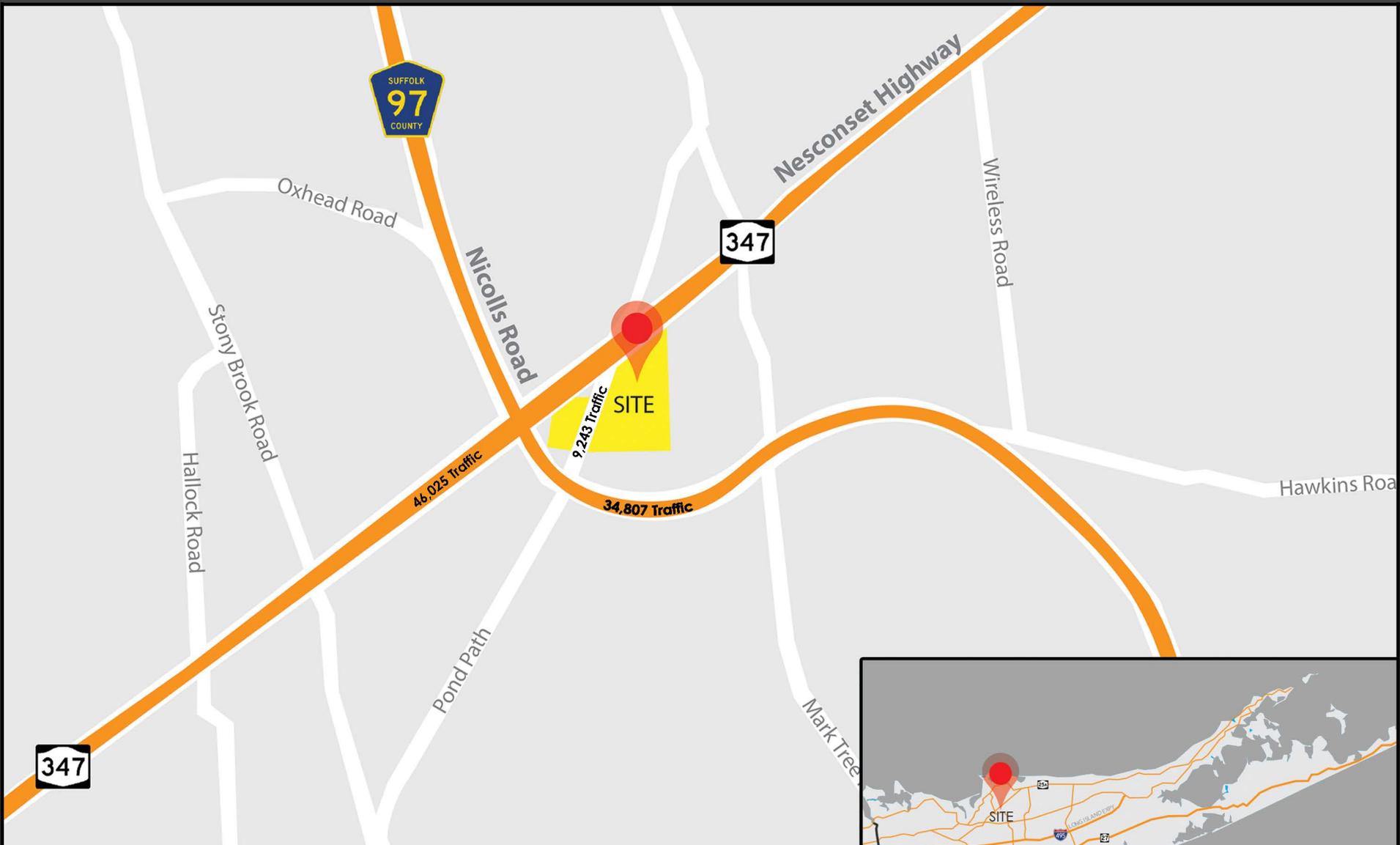


42
37
40

VISITS PER YEAR



4.7 M



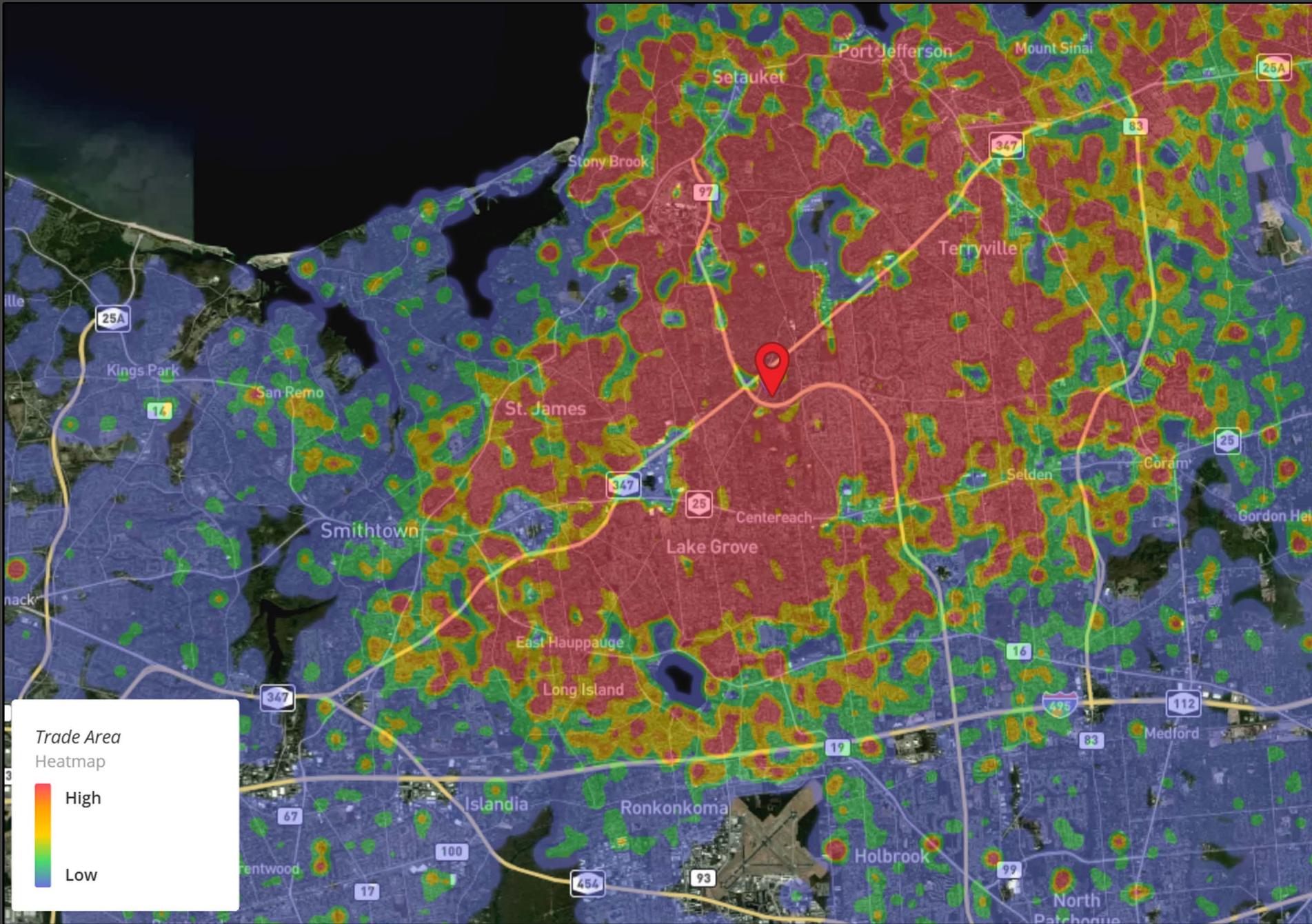
LOCATED AT THE
INTERSECTION OF
NICOLLS ROAD &
NESCONSET HIGHWAY



BDG NICOLLS PLAZA



NICOLLS PLAZA



NICOLLS PLAZA



AVAILABLE
RETAIL 3
+/-1,497 SF



AVAILABLE
RETAIL 2
+/-1,726 SF



CORK &
BARREL

AVAILABLE
RETAIL 3
+/-1,497 SF



AVAILABLE
RETAIL 2
+/-1,726 SF



CORK &
BARREL



NICOLLS PLAZA



AVAILABLE
RETAIL 1
+/-45,875 SF



AVAILABLE
BANK +/-3,150 SF
AVAILABLE
RESTAURANT +/-3,500 SF



AVAILABLE
RETAIL 3
+/-1,497 SF



AVAILABLE
RETAIL 2
+/-1,726 SF



AVAILABLE
RETAIL 3
+/-1,497 SF



AVAILABLE
RETAIL 2
+/-1,726 SF



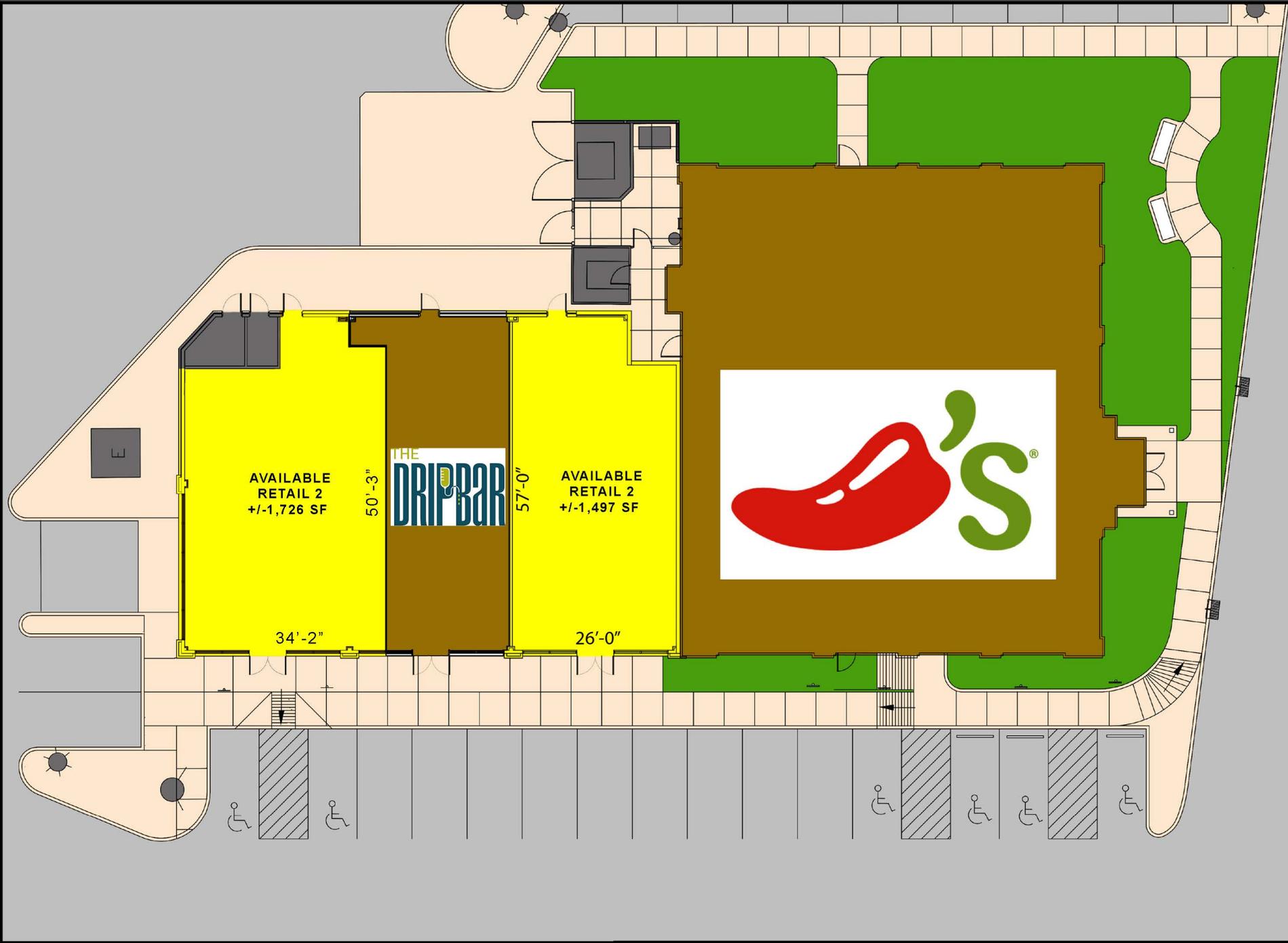
CORK &
BARREL



CORK &
BARREL



NICOLLS PLAZA



NICOLLS PLAZA



OPTION 2



OPTION 1

