

# Stony Brook Square

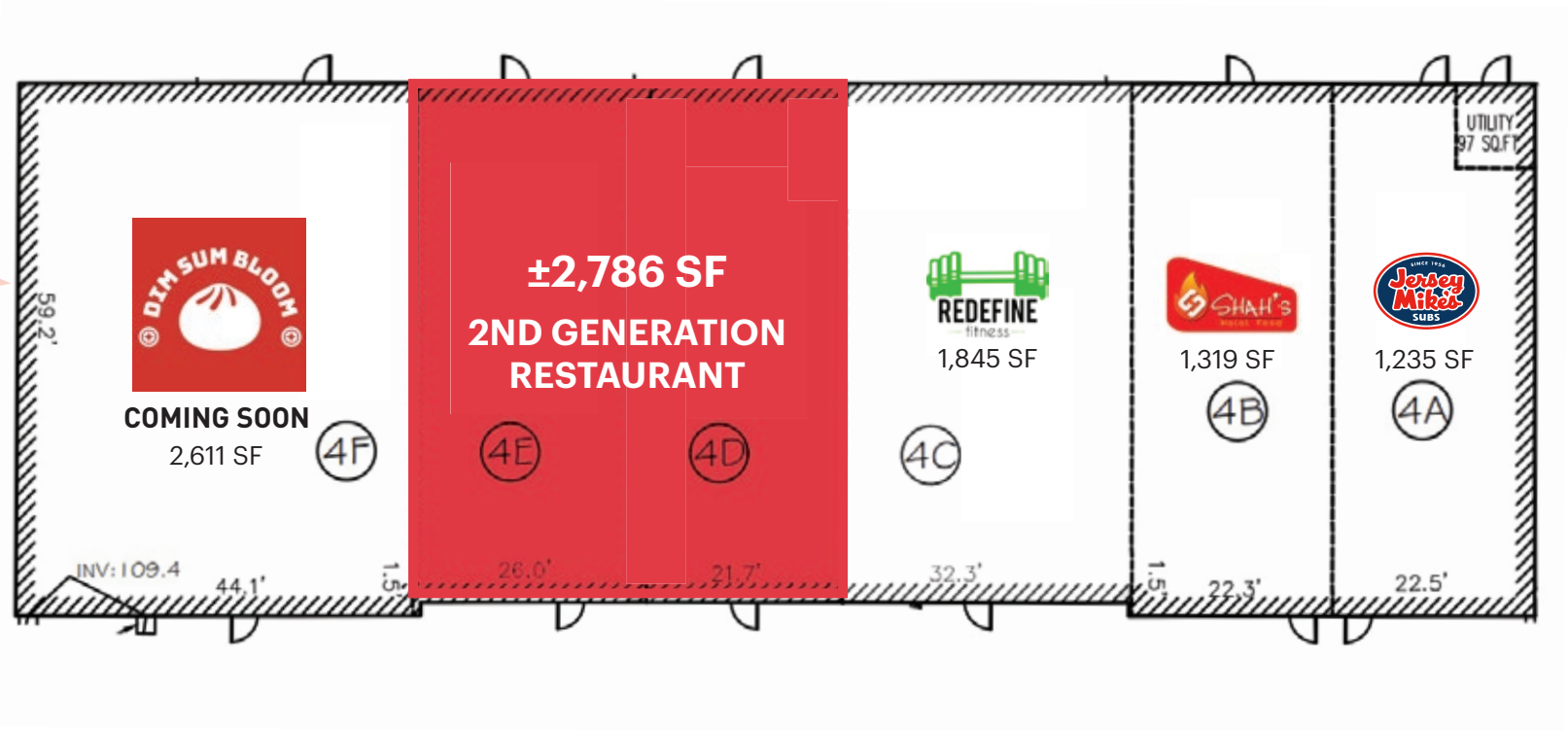
Stony Brook, New York

2,786 SF 2nd Generation Restaurant Space Available  
Grease Trap, Hood/Venting & Walk In Box Still in Place  
\$292,962 Average Household Incomes Within 3-Mile Radius  
All Uses Considered



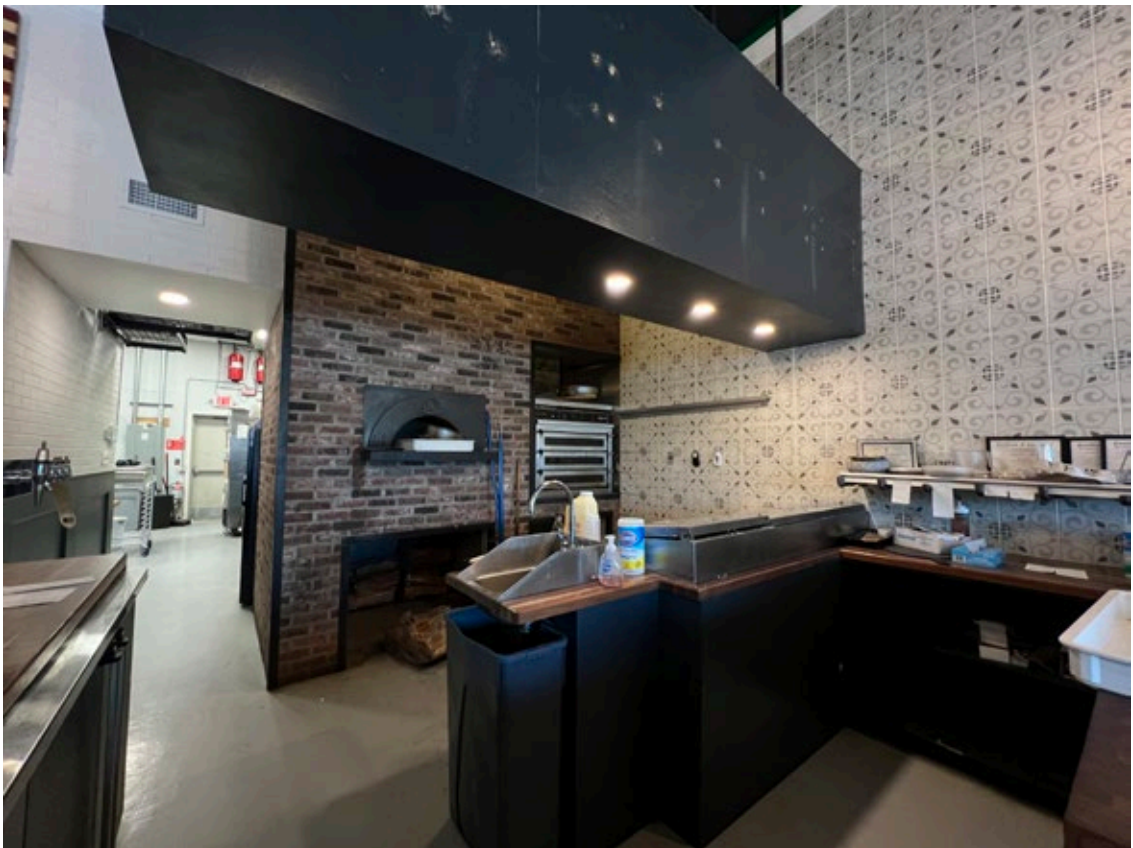
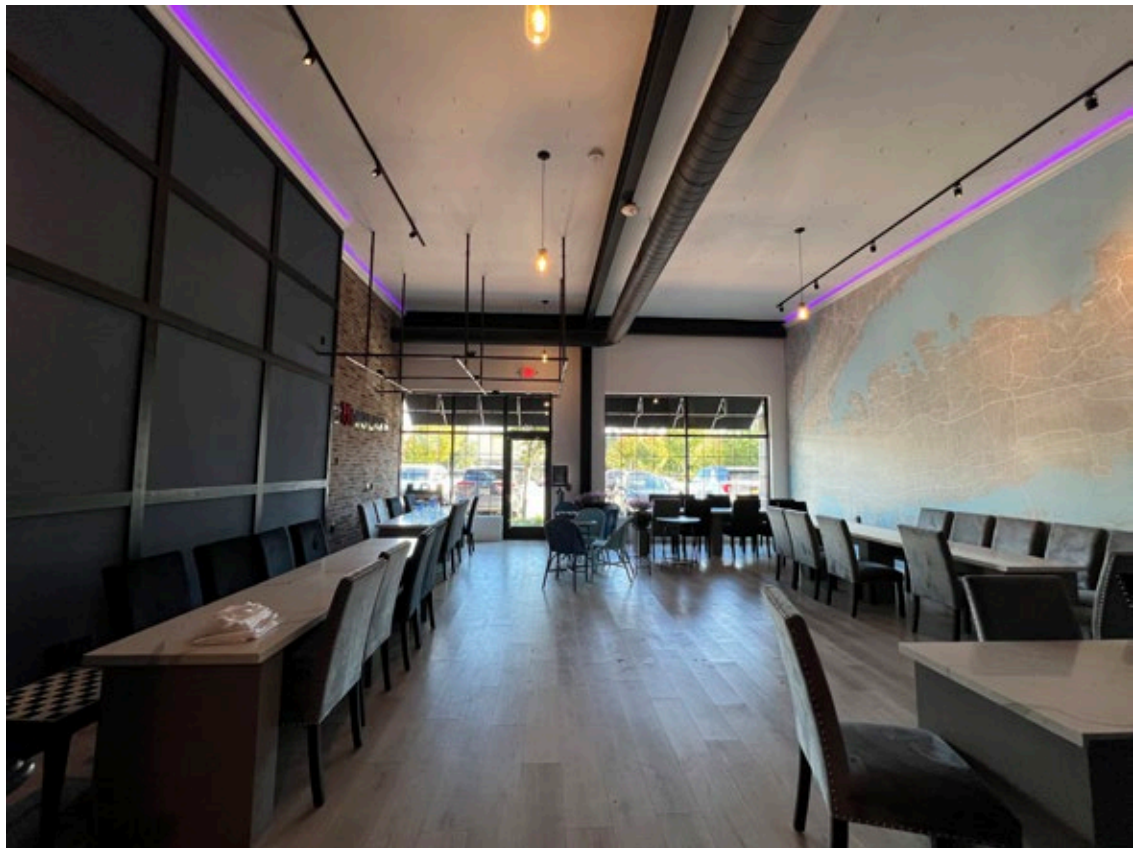
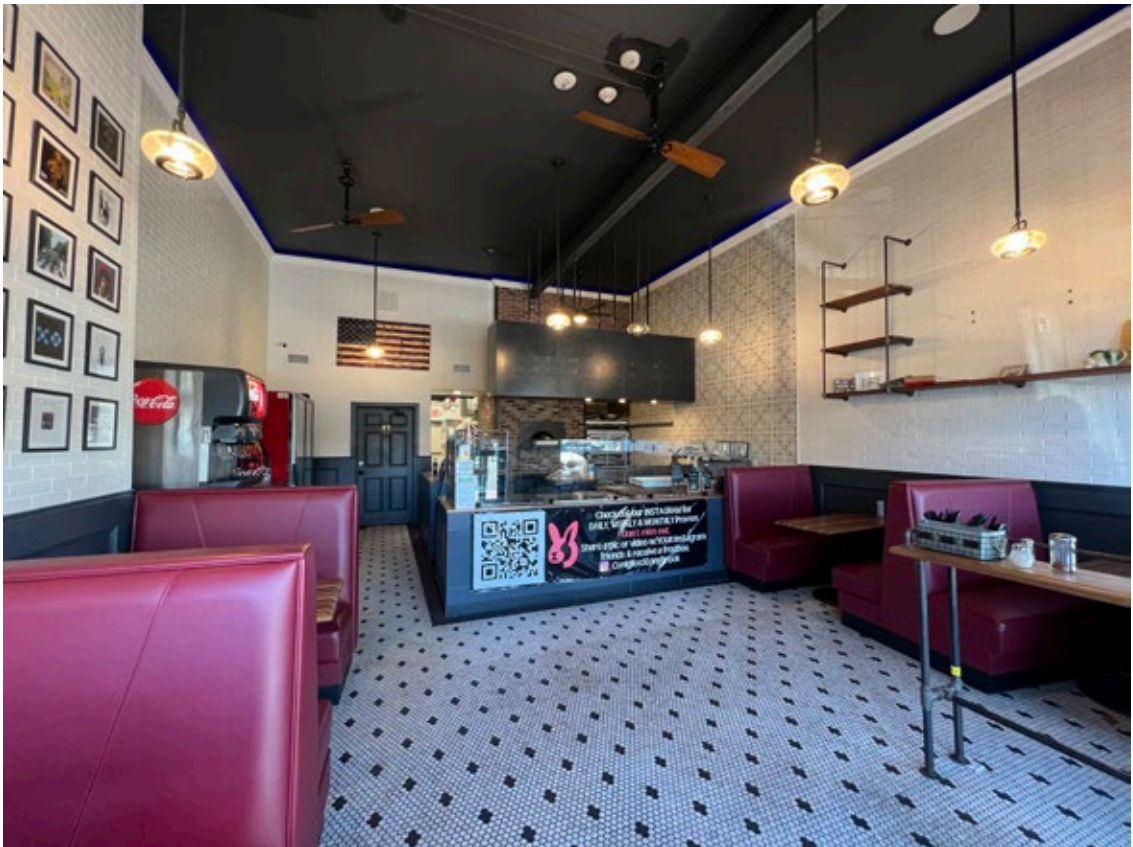


# SITE PLAN





INTERIOR PHOTOS





# FULLY EQUIPPED KITCHEN

\$85,000 IN KEY MONEY



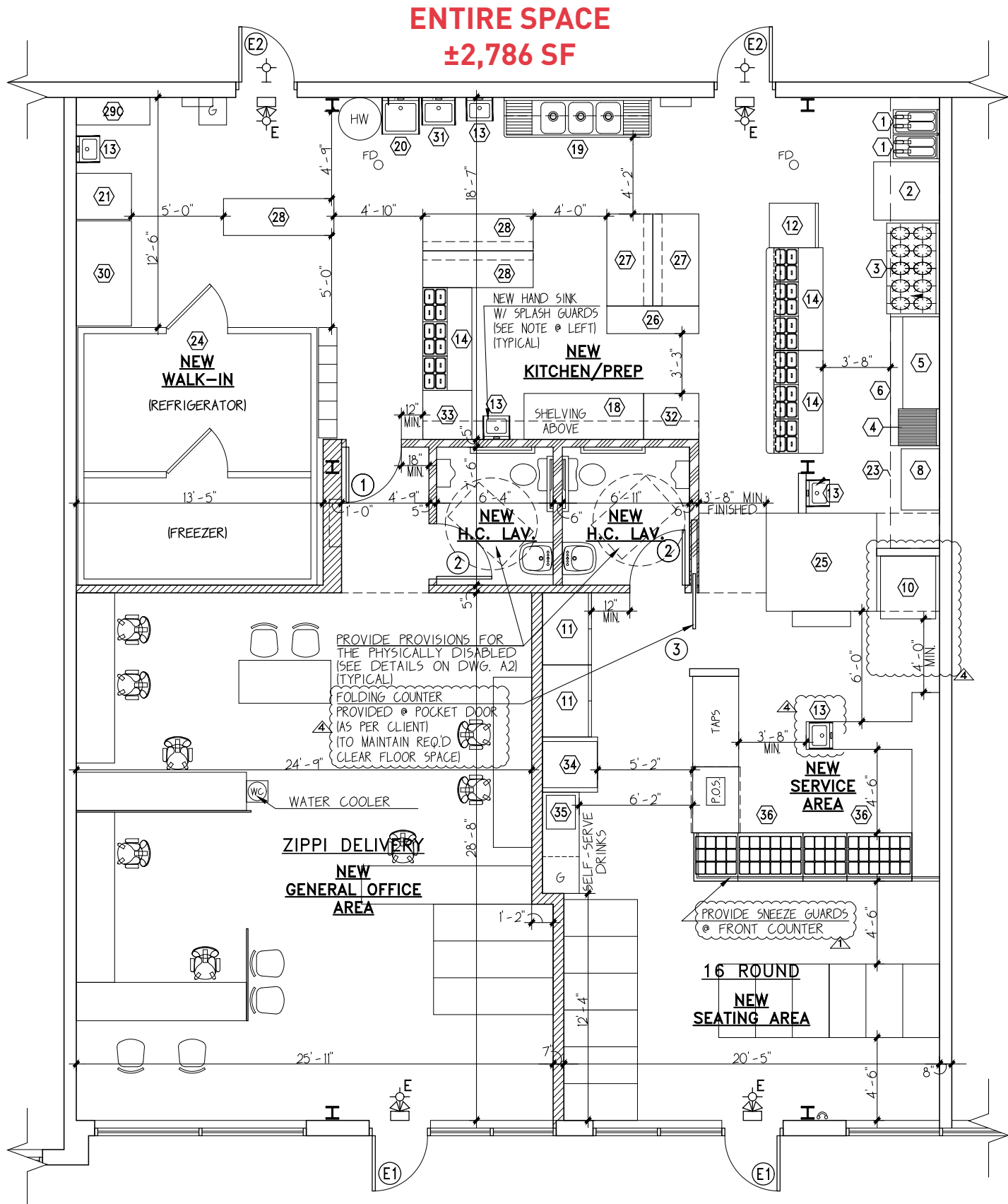


PHOTOS



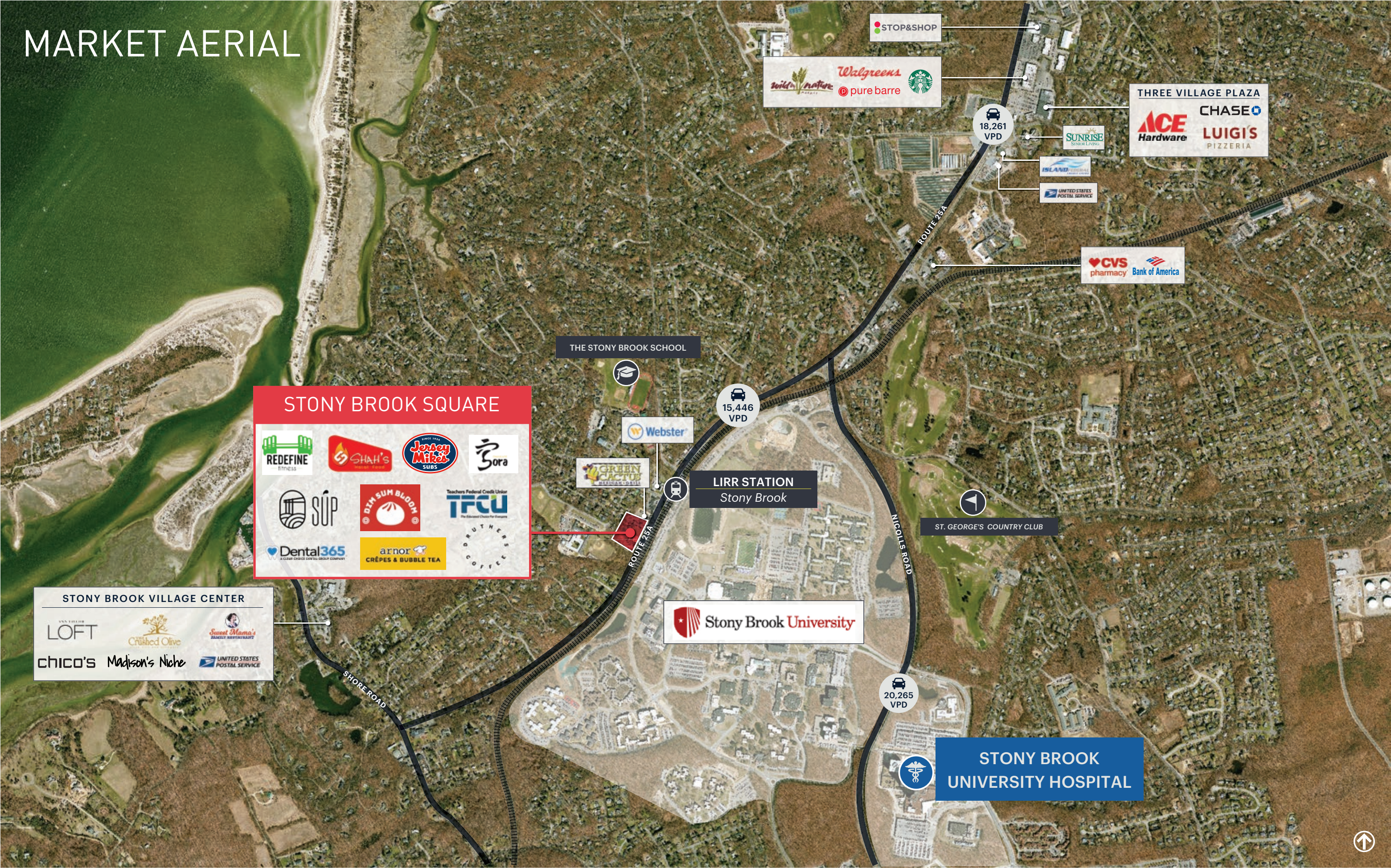


# FLOOR PLAN





# MARKET AERIAL





# 1 MILE RADIUS

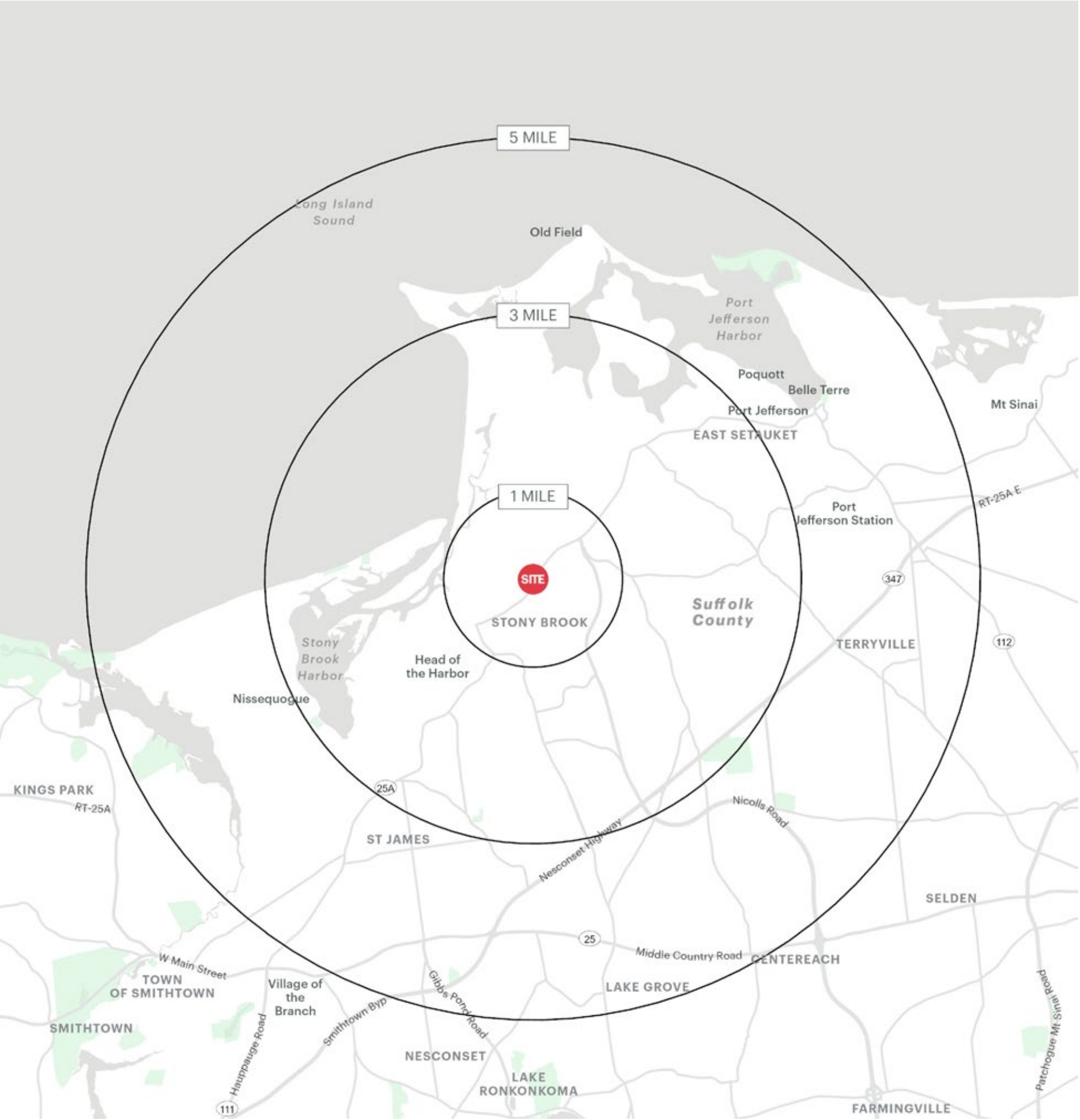
<b>POPULATION</b>	<b>COLLEGE GRADUATES (BACHELOR'S +)</b>
15,255	3,977 - 70.0%
<b>HOUSEHOLDS</b>	<b>TOTAL BUSINESSES</b>
1,675	550
<b>AVERAGE HOUSEHOLD INCOME</b>	<b>TOTAL EMPLOYEES</b>
\$230,235	34,469
<b>MEDIAN HOUSEHOLD INCOME</b>	<b>DAYTIME POPULATION (W/ 16 YR +)</b>
\$163,183	44,573

# 3 MILE RADIUS

<b>POPULATION</b>	<b>COLLEGE GRADUATES (BACHELOR'S +)</b>
46,784	18,317 - 64.0%
<b>HOUSEHOLDS</b>	<b>TOTAL BUSINESSES</b>
12,438	1,982
<b>AVERAGE HOUSEHOLD INCOME</b>	<b>TOTAL EMPLOYEES</b>
\$222,962	50,968
<b>MEDIAN HOUSEHOLD INCOME</b>	<b>DAYTIME POPULATION (W/ 16 YR +)</b>
\$161,962	76,921

# 5 MILE RADIUS

<b>POPULATION</b>	<b>COLLEGE GRADUATES (BACHELOR'S +)</b>
131,463	47,669 - 53.0%
<b>HOUSEHOLDS</b>	<b>TOTAL BUSINESSES</b>
41,998	5,625
<b>AVERAGE HOUSEHOLD INCOME</b>	<b>TOTAL EMPLOYEES</b>
\$187,755	87,991
<b>MEDIAN HOUSEHOLD INCOME</b>	<b>DAYTIME POPULATION (W/ 16 YR +)</b>
\$136,113	156,942





# Stony Brook Square | Stony Brook, New York

## CONTACT EXCLUSIVE AGENTS

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**RIPCO**  
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