

Stony Brook Square | Stony Brook, New York

2,611 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



2,611 SF
2nd Generation Restaurant
Available

C'niglio's
WOOD FIRED PIZZA & CATERING

REDEFINE
fitness

SHAH'S
INDIAN RESTAURANT

Jersey Mike's
SUBS

SÚP

arnor
CRÊPES & BUBBLE TEA

Sora

Dental365
A CLEAR CHOICE DENTAL GROUP COMPANY

DRUTHERS
COFFEES

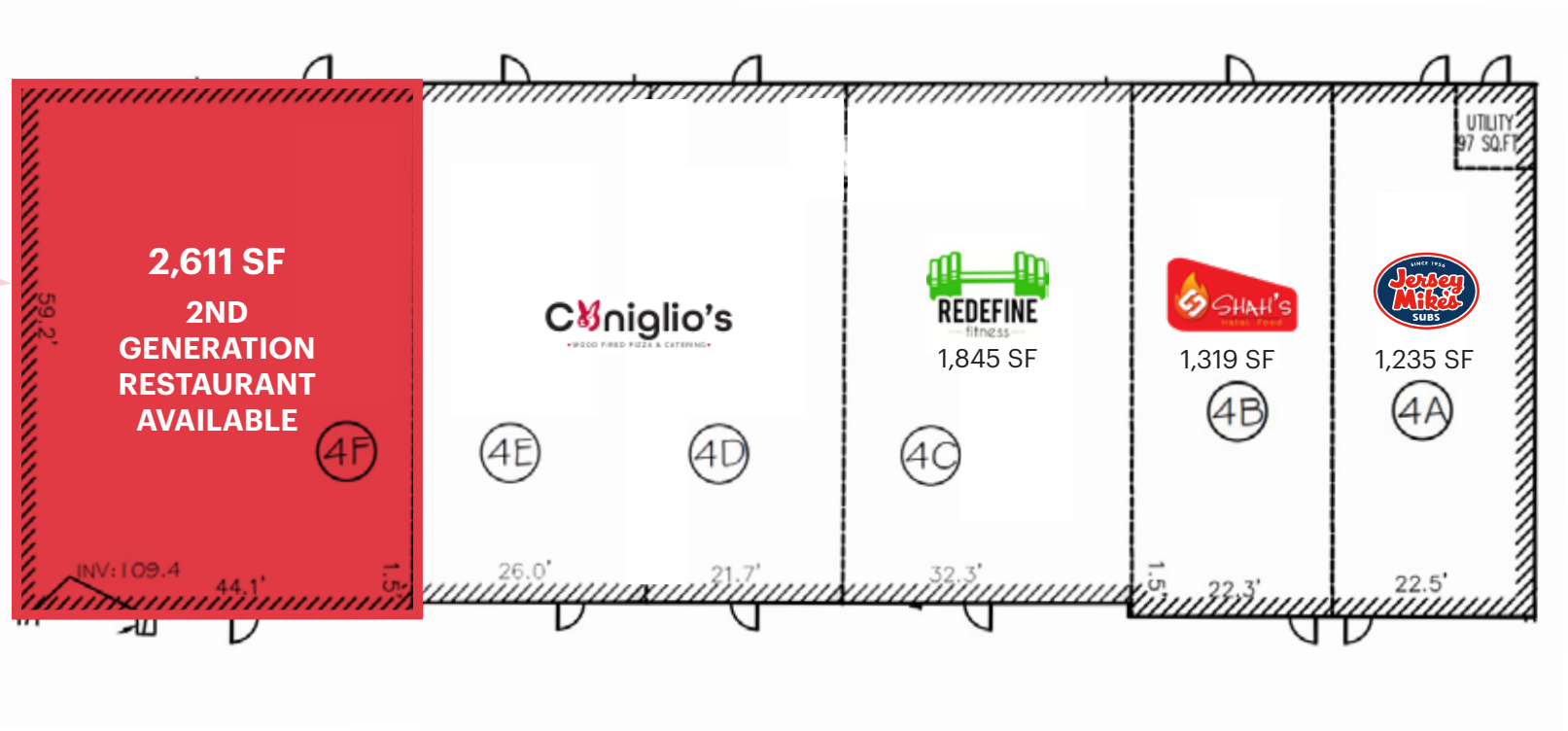
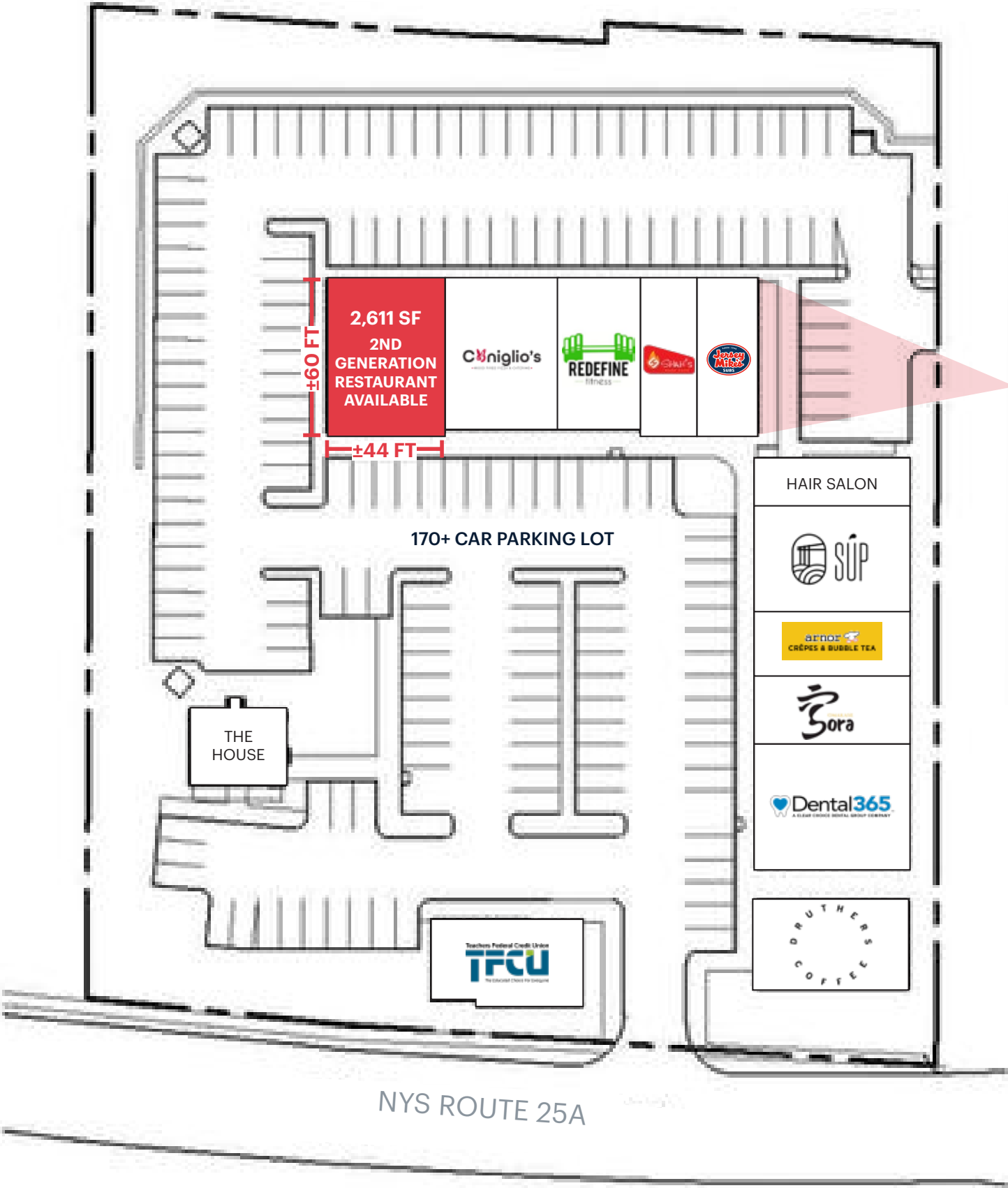
170+ CAR PARKING LOT

Teachers Federal Credit Union
TFCU
The Educated Choice for Everyone

PHOTOS



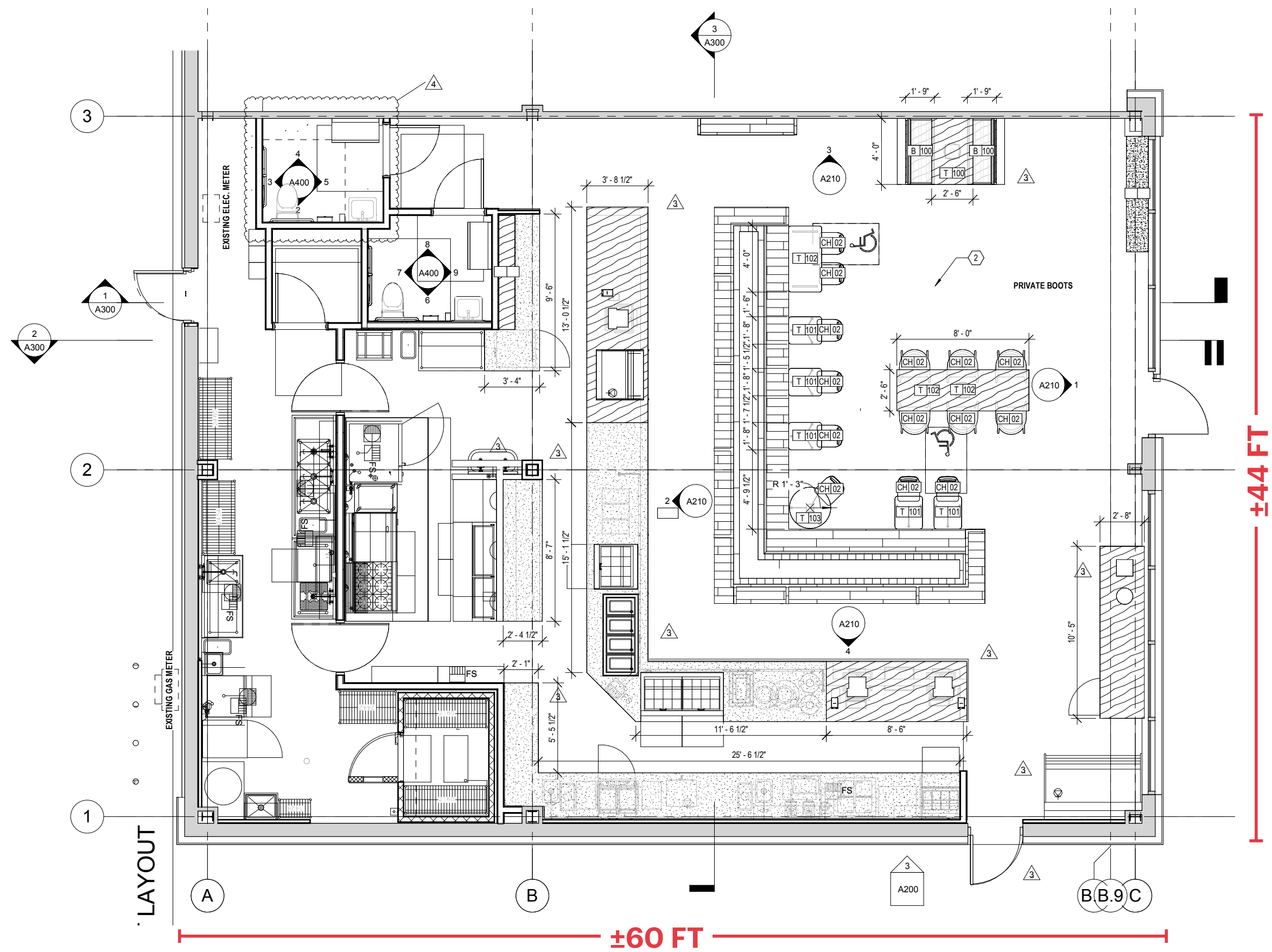
SITE PLAN



INTERIOR PHOTOS



FLOOR PLAN



MARKET AERIAL



1 MILE RADIUS

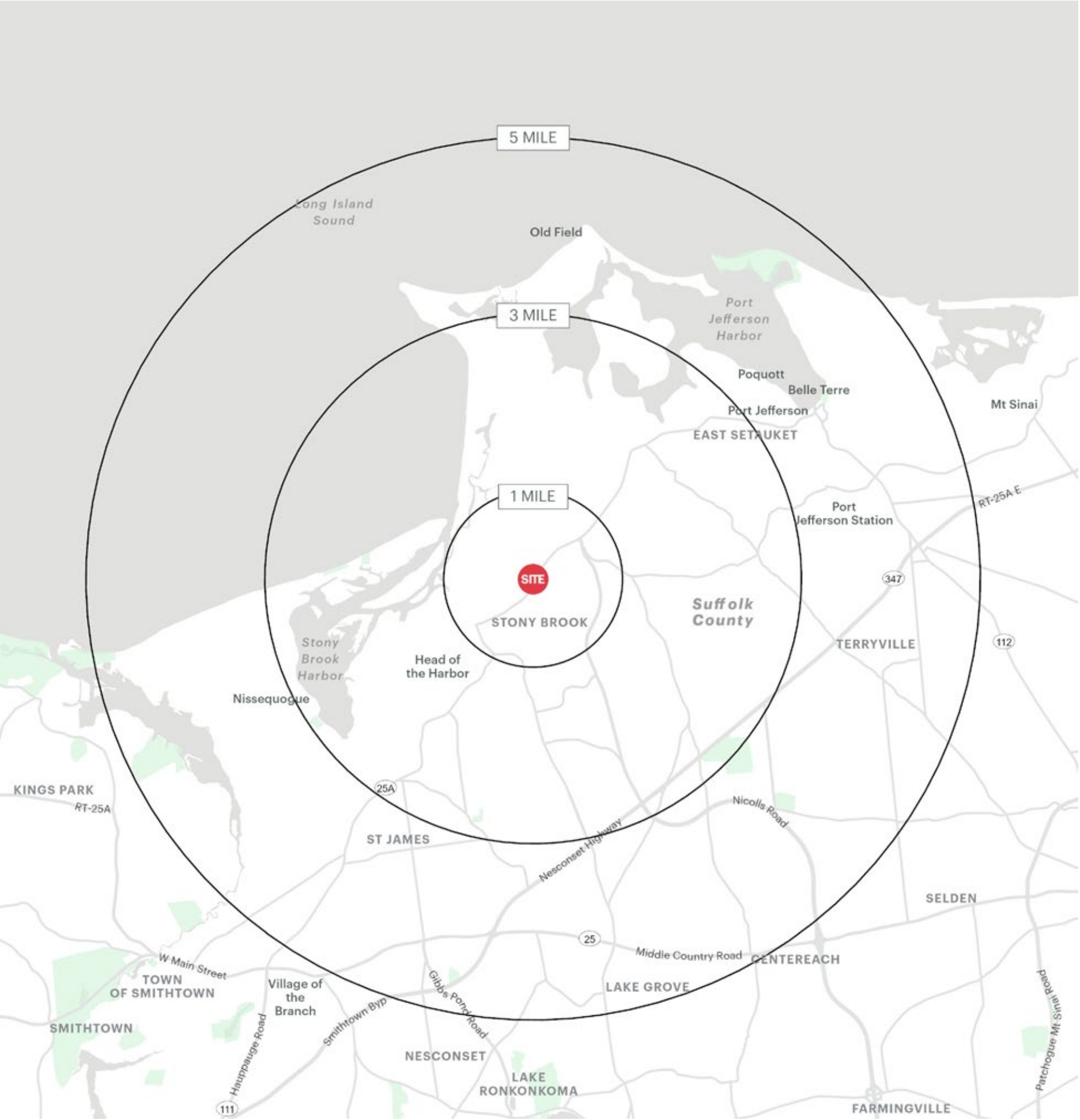
POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
15,255	3,977 - 70.0%
HOUSEHOLDS	TOTAL BUSINESSES
1,675	550
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$230,235	34,469
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$163,183	44,573

3 MILE RADIUS

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

5 MILE RADIUS

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



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CONTACT EXCLUSIVE AGENT

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RIPCO
REAL ESTATE