

HAMPTON BAYS, NEW YORK

Up to ±9,000 Square Feet For Lease at Tiana Plaza Shopping Center

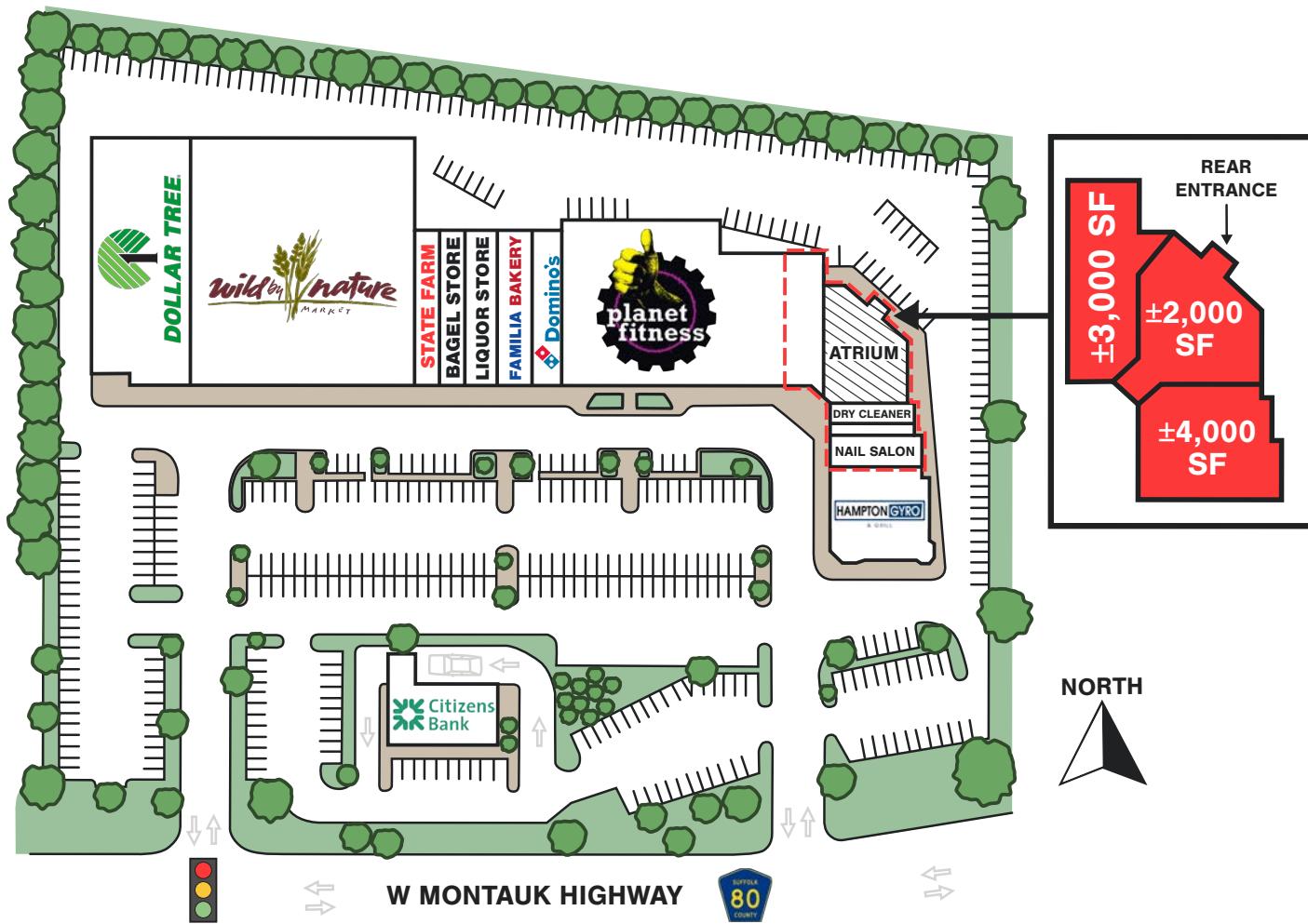
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SITE INFO

LOCATION

Tiana Plaza (250 W Montauk Hwy)
Hampton Bays, NY

AVAILABLE

- $\pm 4,000$ Square Feet
- $\pm 3,000$ Square Feet
- $\pm 2,000$ Square Feet

CAN BE COMBINED FOR $\pm 9,000$ SF

TIANA PLAZA GLA

$\pm 81,000$ Square Feet

CO-TENANTS INCLUDE

Planet Fitness, Wild by Nature, Dollar Tree, HSBC, Domino's Pizza, Familia Bakery, Hampton Gyro & Grill, Bagel Store, Cork & Jug Liquor Store, Nail Salon, Dry Cleaners

COMMENTS

- Front and Rear Entrance
- Front and Rear Parking
- Below Market Rent
- Year-Round Center with a Summer

PRICE UPON REQUEST

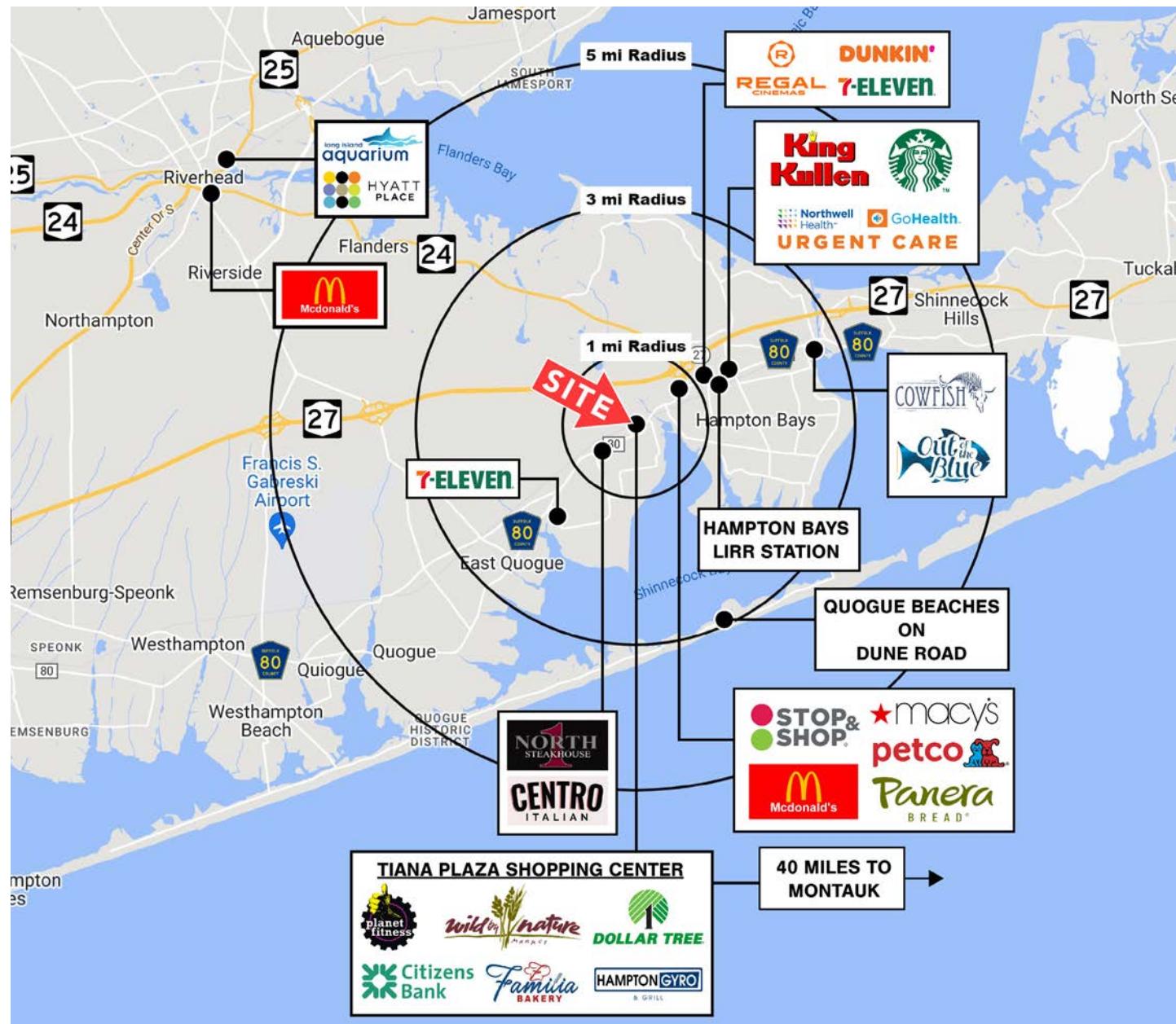


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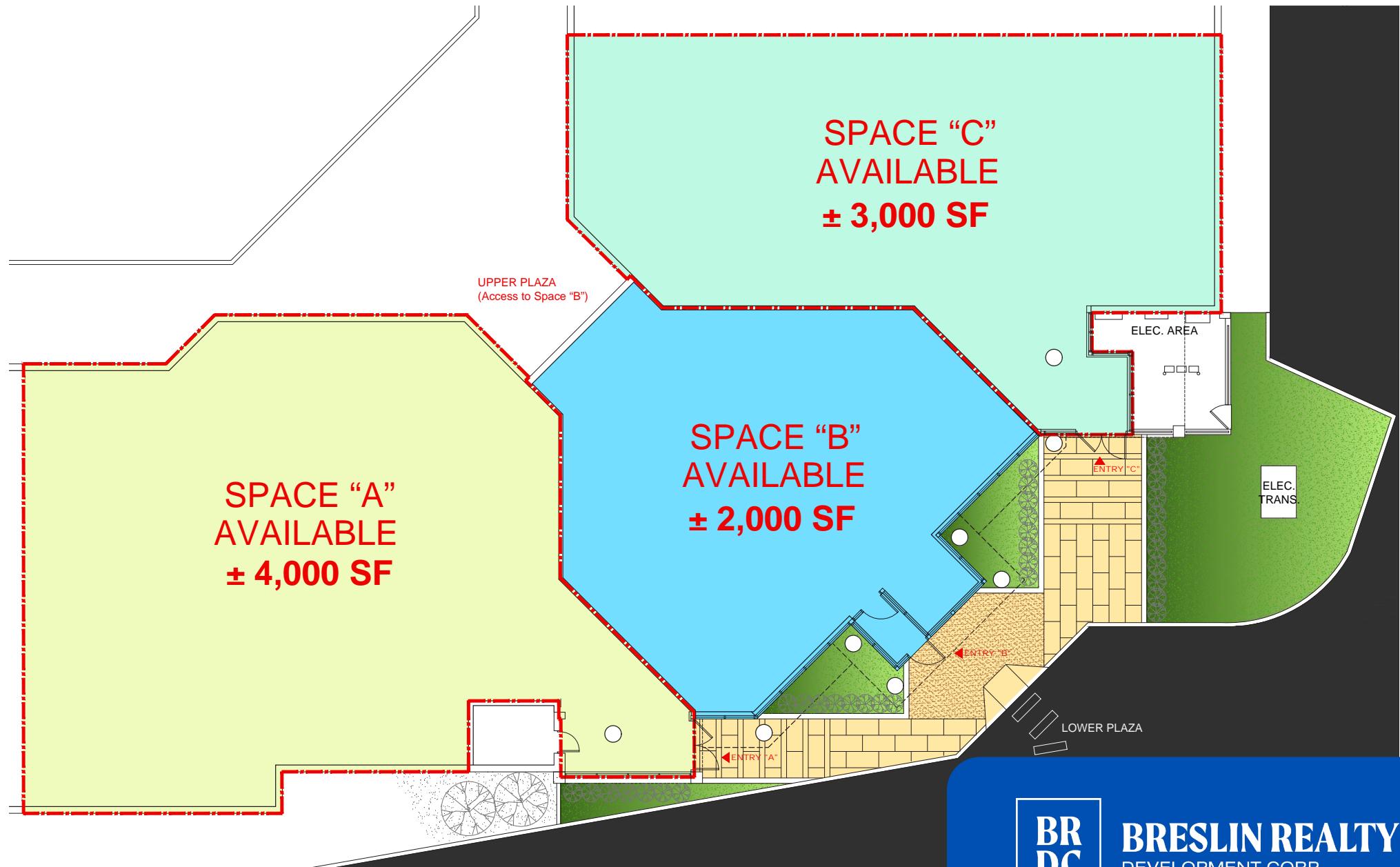
TIANA PLAZA INFO

- Tiana Plaza is an important year-round shopping center, servicing the needs of the area's permanent residents, as well as the summer population surge which the Hamptons are famous for.
- Below Market Rents!
- Located along the gateway to the affluent South Fork of Long Island, which serves as a popular vacation destination for New York City residents.
- Close proximity to the Hampton Bays LIRR Station, as well the many popular beaches, restaurants and shopping districts of the Hamptons.
- 40-minute drive to Montauk

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Contact Robert Delavale | rdelavale@breslinrealty.com | 516-741-7400 ext. 230

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Renderings of Rear Entrances & Signage



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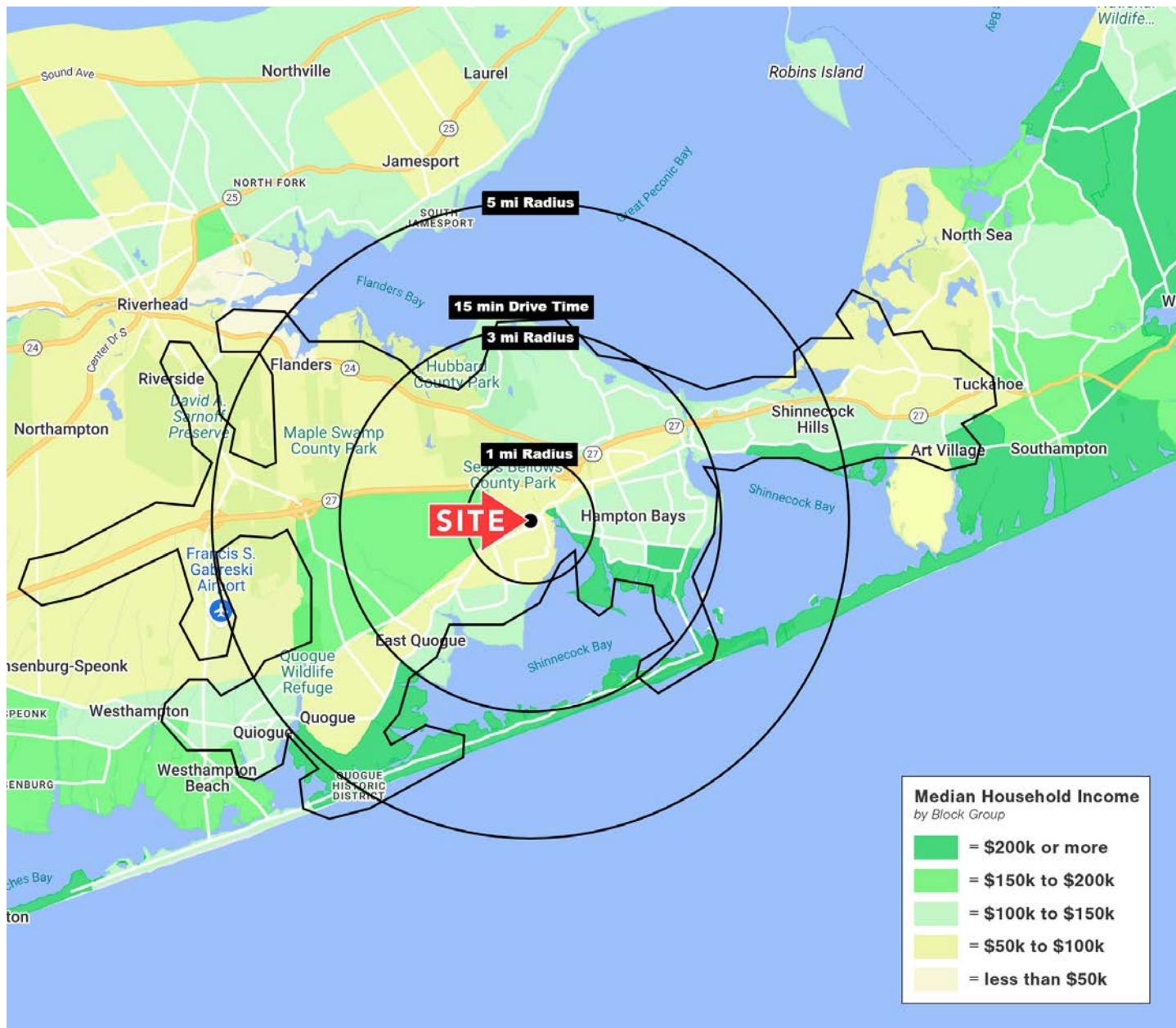


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KEY DEMOS

TOTAL POPULATION

1 Mile:	4,243
3 Mile:	23,444
5 Mile:	33,580
15 Min. Drive:	36,959

HOUSEHOLDS

1 Mile:	1,466
3 Mile:	8,115
5 Mile:	11,693
15 Min. Drive:	13,885

MEDIAN H.H. INCOME

1 Mile:	\$106,459
3 Mile:	\$126,679
5 Mile:	\$128,860
15 Min. Drive:	\$126,960

TOTAL EMPLOYEES (DAYTIME POP.)

1 Mile:	782
3 Mile:	4,465
5 Mile:	5,809
15 Min. Drive:	9,216

BUYING POWER (Households x MHHI)

1 Mile:	\$156 Million
3 Mile:	\$1 Billion
5 Mile:	\$1.51 Billion
15 Min. Drive:	\$1.80 Billion



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