



**RESTAURANT SPACE**

# EAST SETAUKET, NY

**766 ROUTE 25A**

**SIZE**  
5,450 SF - 2nd Generation Restaurant

**ASKING RENT**  
Upon Request

**NEIGHBORS**  
Subway, CVS Pharmacy, Bank of America, Ace Hardware, Chase Bank, Luigi's Pizzeria, King Kullen, Rite Aid, Wild by Nature, Starbucks, Pure Barre, Stop & Shop, Sterling National Bank, Green Cactus Mexican Grill, Organic Krush, 16 Round Brick Oven Pizza, Shah's Halal, Jersey Mike's

**COMMENTS**  
Fully equipped 2nd generation restaurant space with 175 person occupancy

**Less than a quarter mile from Stony Brook University**

**1 mile from Stony Brook University Hospital**

Adjacent to St. George's Golf and Country Club

## CONTACT EXCLUSIVE AGENTS

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**Please visit us at [ripcony.com](http://ripcony.com) for more information**

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



INTERIOR PHOTOS





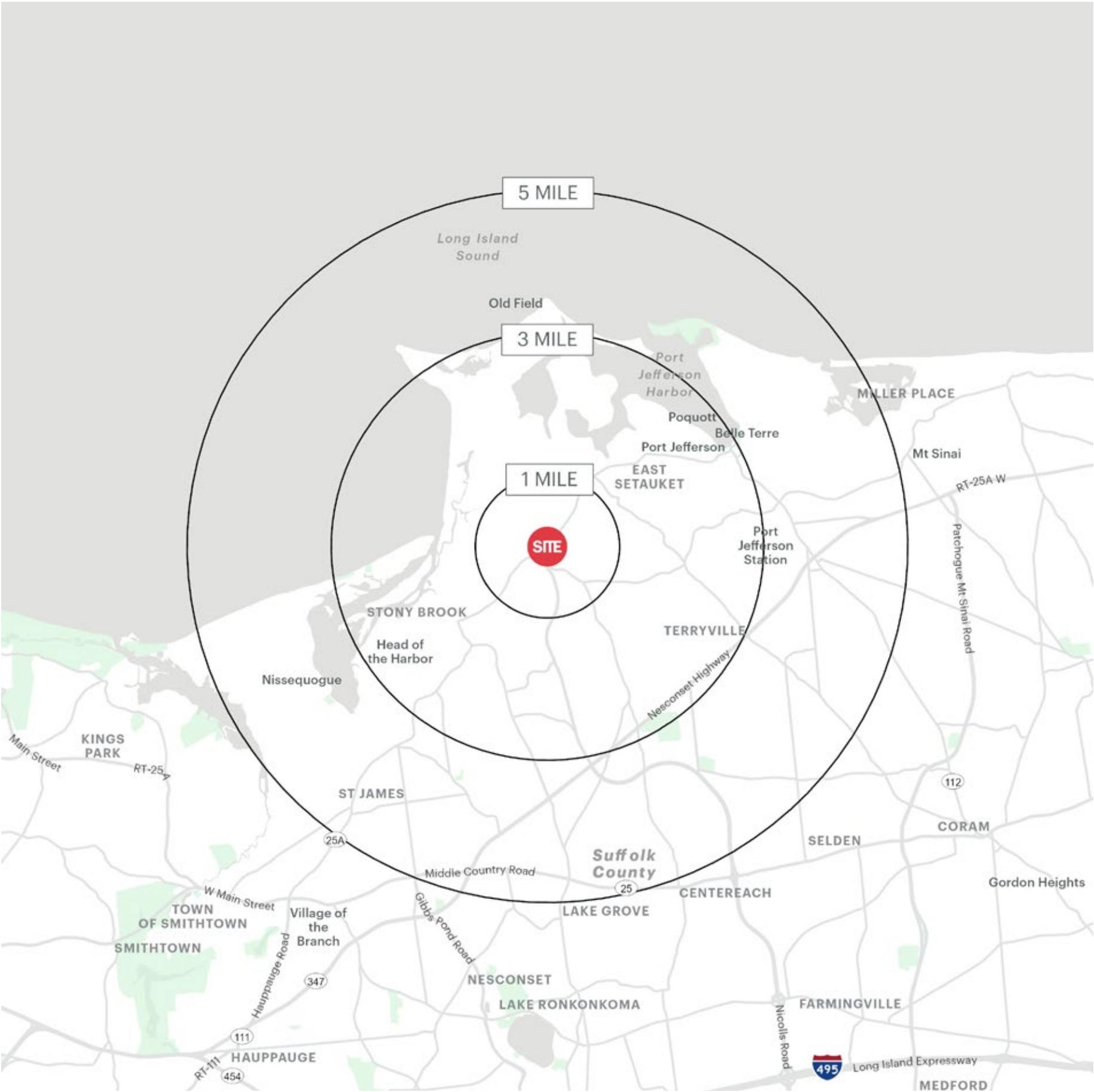
MARKET AERIAL

- Less than 0.25 miles from Stony Brook University
- 1 mile from Stony Brook University Hospital
- 0.5 miles from Stony Brook LIRR Station





AREA DEMOGRAPHICS



766 ROUTE 25A EAST SETAUKET, NEW YORK

1 MILE RADIUS

<b>POPULATION</b>	<b>COLLEGE GRADUATES (BACHELOR'S +)</b>
7,266	2,716 - 73.0%
<b>HOUSEHOLDS</b>	<b>TOTAL BUSINESSES</b>
1,771	336
<b>AVERAGE HOUSEHOLD INCOME</b>	<b>TOTAL EMPLOYEES</b>
\$230,704	9,876
<b>MEDIAN HOUSEHOLD INCOME</b>	<b>DAYTIME POPULATION (W/ 16 YR +)</b>
\$183,591	13,535

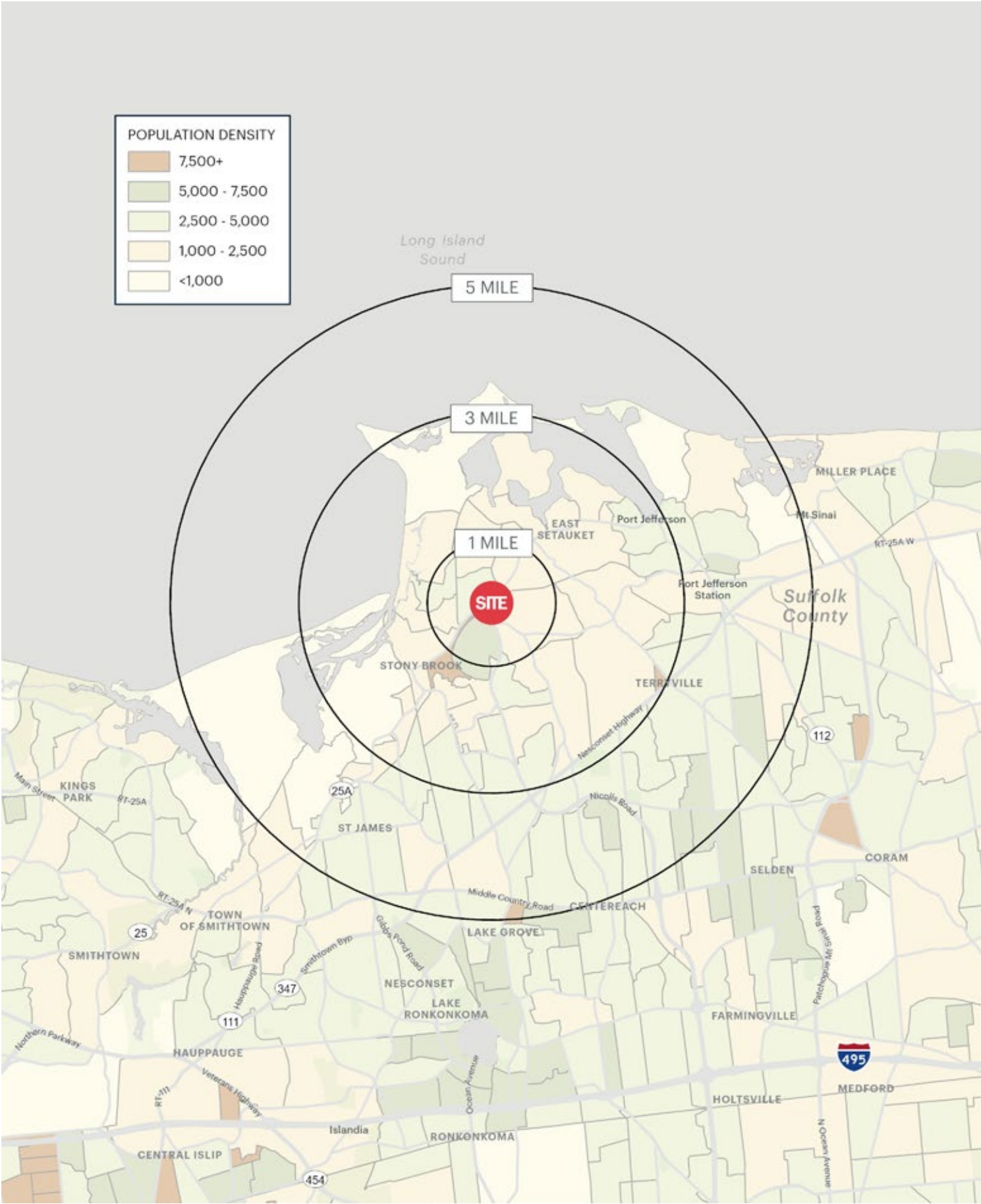
3 MILE RADIUS

<b>POPULATION</b>	<b>COLLEGE GRADUATES (BACHELOR'S +)</b>
46,304	17,651 - 64.0%
<b>HOUSEHOLDS</b>	<b>TOTAL BUSINESSES</b>
13,497	1,762
<b>AVERAGE HOUSEHOLD INCOME</b>	<b>TOTAL EMPLOYEES</b>
\$189,936	39,151
<b>MEDIAN HOUSEHOLD INCOME</b>	<b>DAYTIME POPULATION (W/ 16 YR +)</b>
\$151,570	63,537

5 MILE RADIUS

<b>POPULATION</b>	<b>COLLEGE GRADUATES (BACHELOR'S +)</b>
123,308	40,934 - 49.0%
<b>HOUSEHOLDS</b>	<b>TOTAL BUSINESSES</b>
39,339	4,667
<b>AVERAGE HOUSEHOLD INCOME</b>	<b>TOTAL EMPLOYEES</b>
\$164,178	74,182
<b>MEDIAN HOUSEHOLD INCOME</b>	<b>DAYTIME POPULATION (W/ 16 YR +)</b>
\$126,008	136,464

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