



RESTAURANT SPACE

EAST SETAUKEET, 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

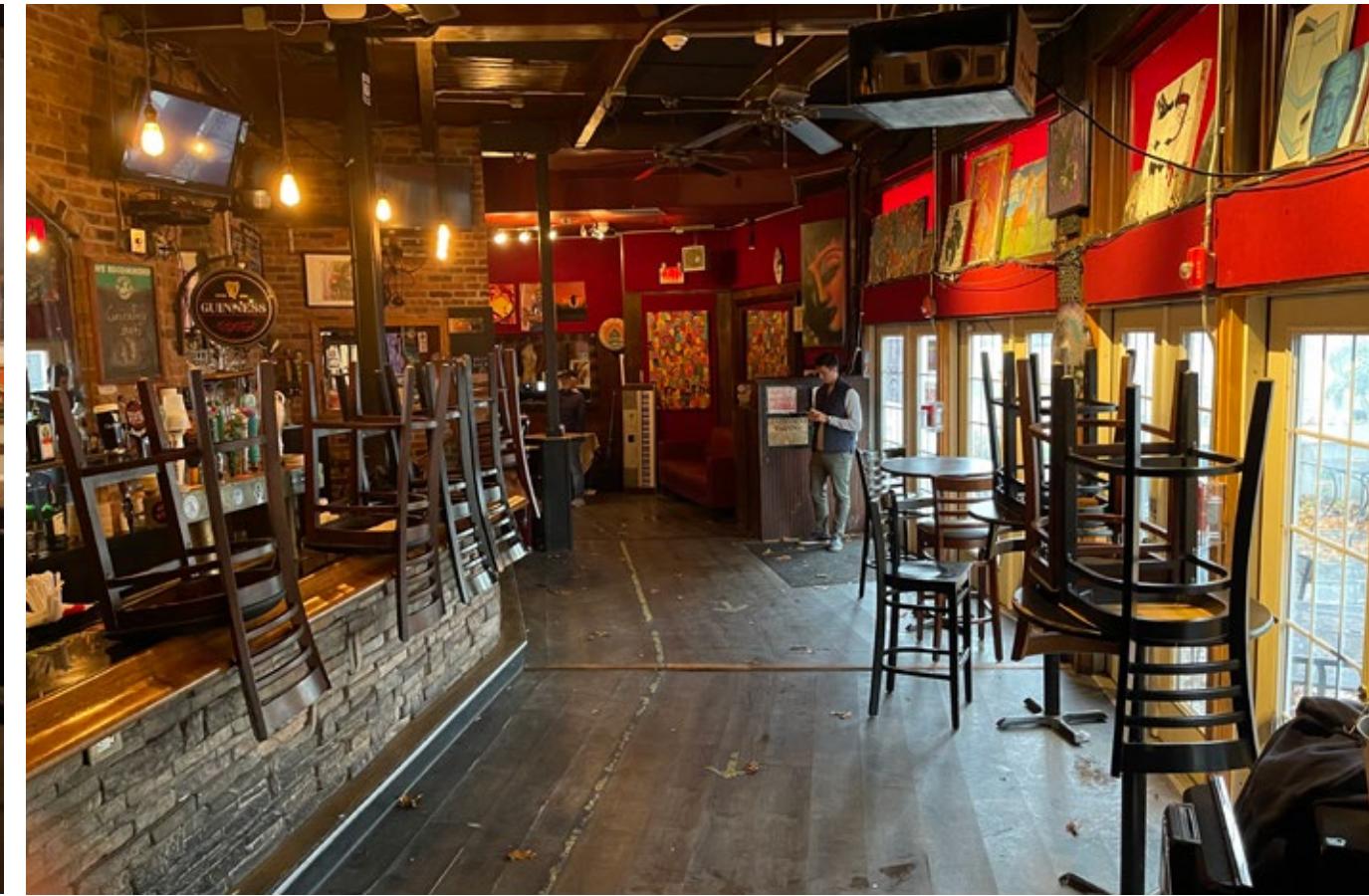
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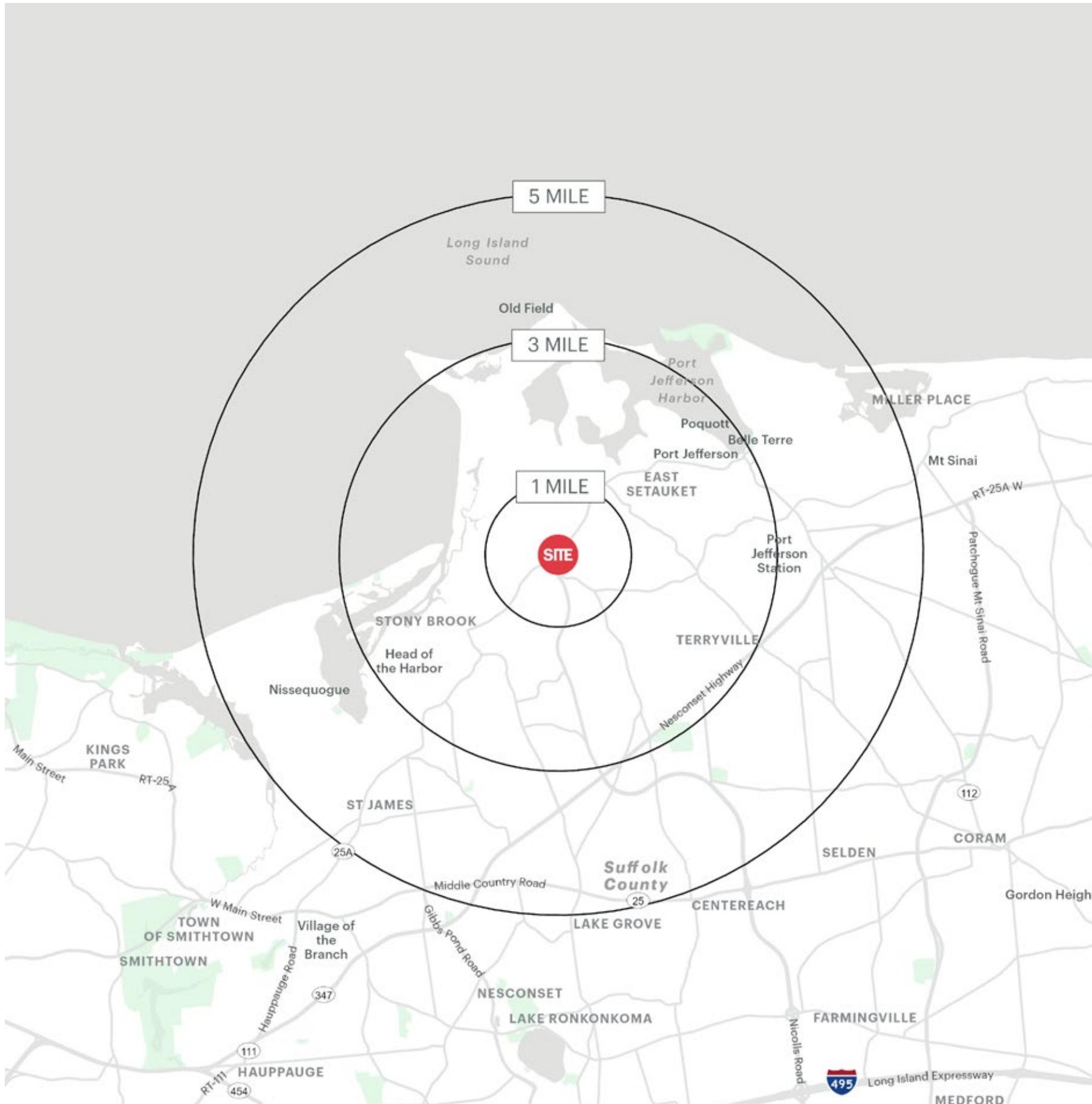
INTERIOR PHOTOS



MARKET AERIAL



AREA DEMOGRAPHICS



1 MILE RADIUS

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

3 MILE RADIUS

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

5 MILE RADIUS

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

AREA DEMOGRAPHICS

