

OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (NNN)
Building Size:	32,000 SF
Available SF:	600 - 1,300 SF
Lot Size:	4.9 Acres
Year Built:	1955

PROPERTY OVERVIEW

Discover an exceptional leasing opportunity at 200-254 Rt 25A, East Setauket, NY. This property boasts great visibility, car, and foot traffic. Situated in a high-income and university community, the location offers promising opportunities for businesses to thrive. The property's excellent long-term tenant mix ensures a dynamic and vibrant environment for future occupants. Don't miss out on the chance to make this prime commercial space your business's new home. Schedule a viewing today.

PROPERTY HIGHLIGHTS

- High Income and University Community
- Excellent Long Term Tenant Mix

SPACES	LEASE RATE	SPACE SIZE
240 Main Street	\$30.00 SF/yr	600 SF
238 Main Street	\$30.00 SF/yr	1,300 SF
218 Main Street	\$30.00 SF/yr	820 SF

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Mario's Shopping Center

200-254 Rt 25A, East Setauket, NY 11733

FOR LEASE

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	600 - 1,300 SF	Lease Rate:	\$30.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
240 Main Street	Available	600 SF	NNN	\$30.00 SF/yr	600 SF Retail Storefront in busy shopping center. Great access and daily traffic. Store is perfect for dry uses.
238 Main Street	Available	1,300 SF	NNN	\$30.00 SF/yr	Finished basement.
218 Main Street	Available	820 SF	NNN	\$30.00 SF/yr	-

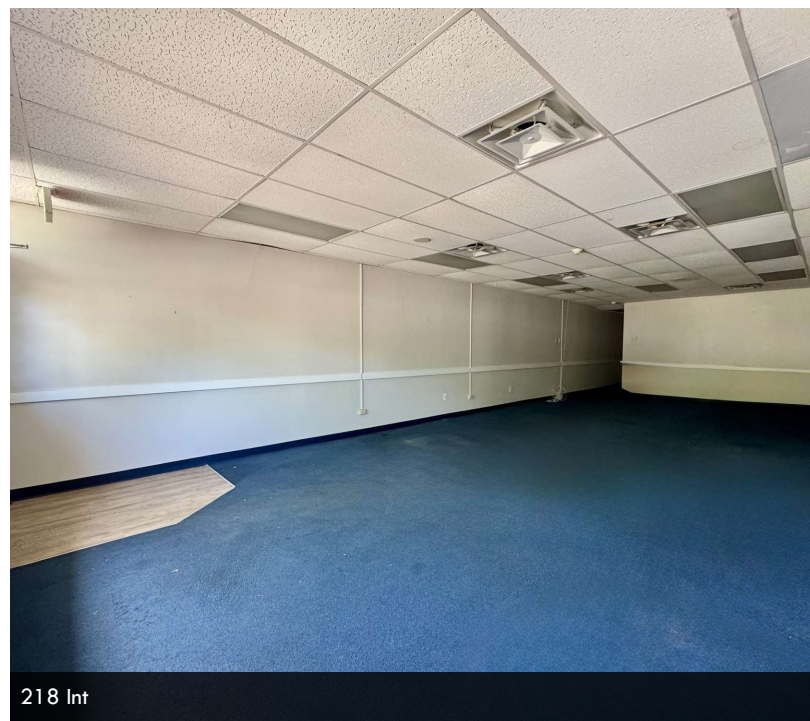
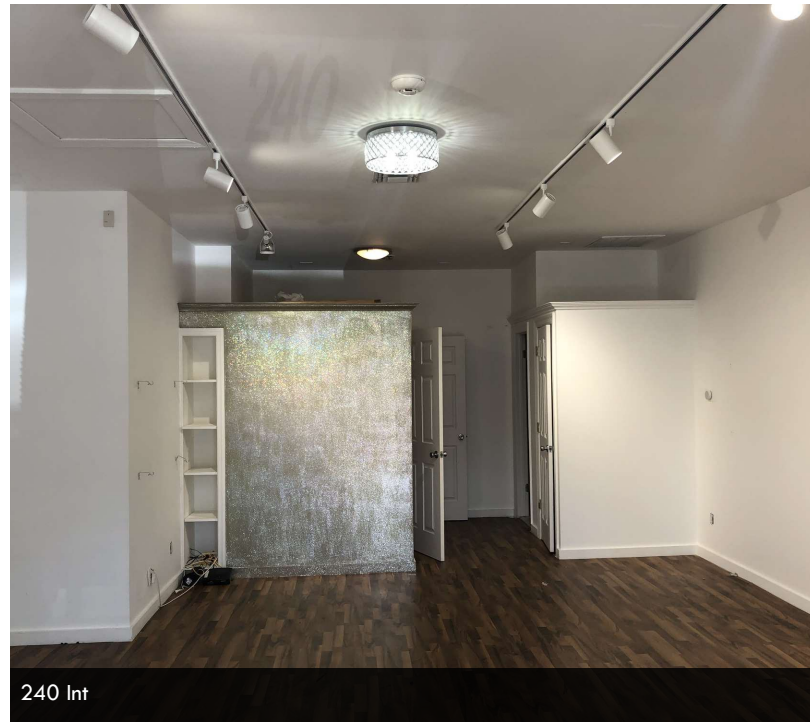
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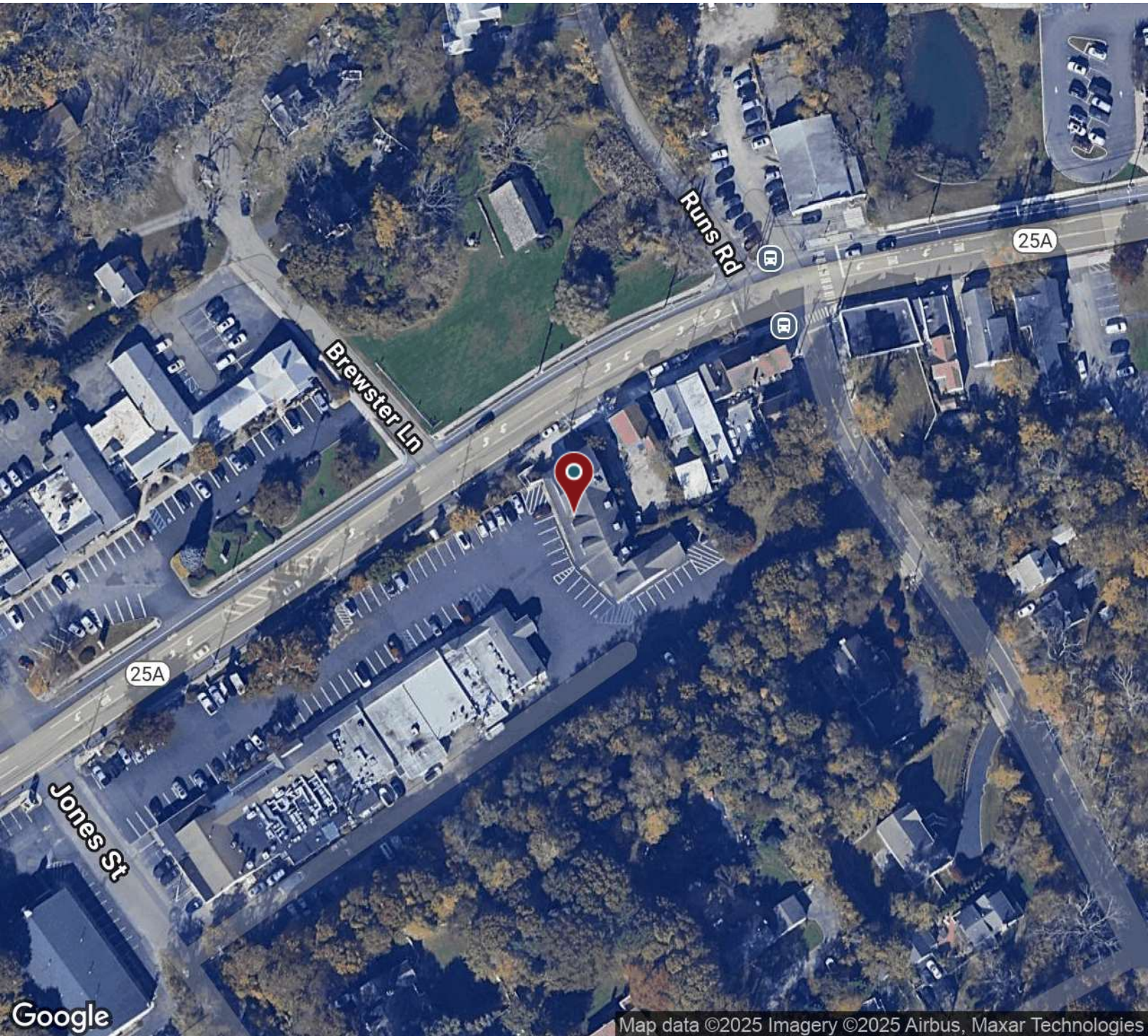
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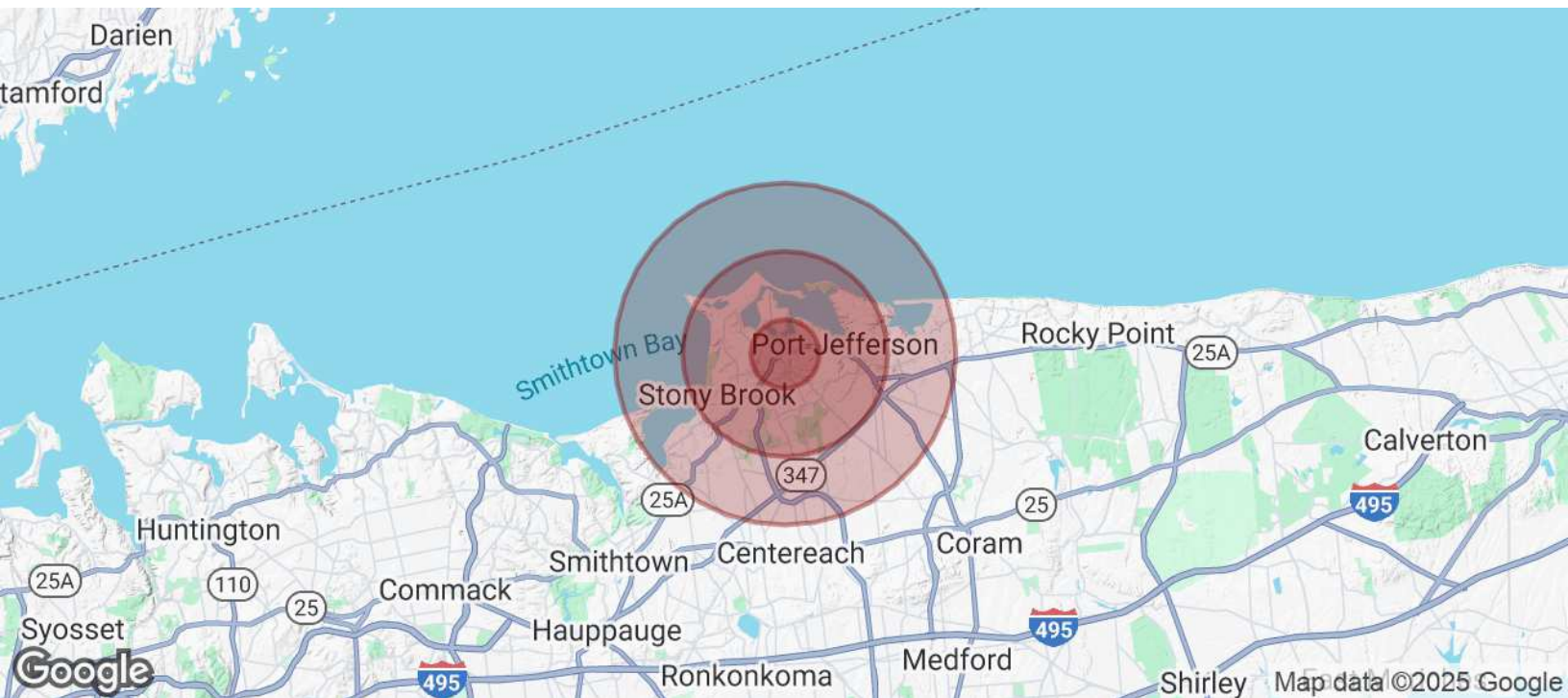
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,446	52,148	115,043
Average age	42.1	41.5	41.1
Average age (Male)	40.0	40.2	40.2
Average age (Female)	42.8	42.1	41.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,882	16,959	36,984
# of persons per HH	2.9	3.1	3.1
Average HH income	\$105,177	\$124,248	\$127,008
Average house value	\$496,360	\$581,259	\$574,662

* Demographic data derived from 2020 ACS - US Census

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