

FOR LEASE

# GATOR HILLSIDE VILLAGE CENTER

INVESTMENTS 31 - 95 ROUTE 111 | SMITHTOWN, NY 11787



## PROPERTY OVERVIEW

- Anchored by Uncle Giuseppe's Marketplace
- GLA of +/- 97,888 SF

## LOCATION OVERVIEW

- Located on Long Island in the Smithtown/Village of the Branch
- Nearest Intersection: Route 111 (Hauppauge Rd) & East Main Street
- Suffolk County
- Traffic Count: 47,000 AADT

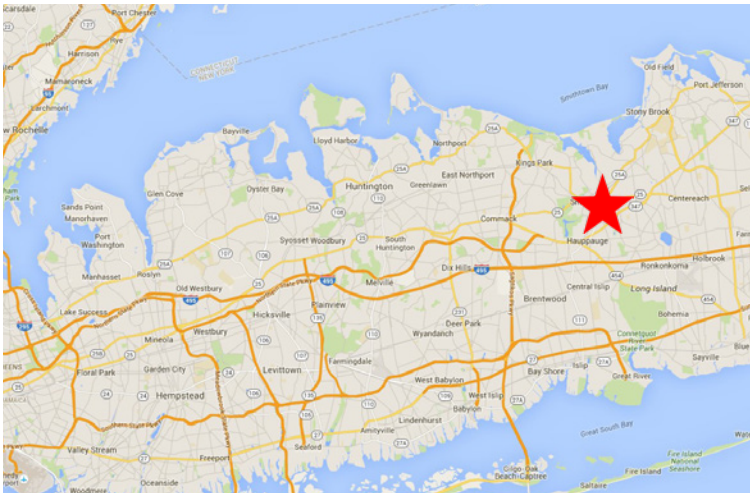
[www.GatorInvestments.com](http://www.GatorInvestments.com)

7850 NW 146th Street, 4th Floor | Miami Lakes | FL 33016

James A. Goldsmith, Lic. Real Estate Broker

**LEASING INFO: 877.459.9605**

[Leasing@GatorInvestments.com](mailto:Leasing@GatorInvestments.com)



## DEMOGRAPHICS

• 2021

**31 - 95 ROUTE 111  
SMITHTOWN, NY 11787**

TRADE AREA	1 MILE	3 MILE	5 MILE
POPULATION	8,196	68,656	208,703
AVG. HH INCOME	\$177,655	\$173,888	\$147,879
AVG. AGE	43	44	42

**SPACE AVAILABLE**



**SMITHTOWN BRANCH ROAD / RT. 111**

Owned and Operated By A  
**GATOR**  
Affiliated Company

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