

AVAILABLE FOR LEASE

±30,000 SF RETAIL SPACE

2100 Nesconset Highway, Stony Brook, NY 11790

PAD SITE DEVELOPMENT
OPPORTUNITY



ALL USES CONSIDERED

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EXCLUSIVE RETAIL LEASING
KATZ & ASSOCIATES
RETAIL REAL ESTATE ADVISORS

Russel Helbling
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Property Overview

HIGHLIGHTS

- Ground lease or Build-to-suit opportunity on the pad with great visibility from Nesconset Hwy
- Co-tenants include:



30,000 SF End Cap Available

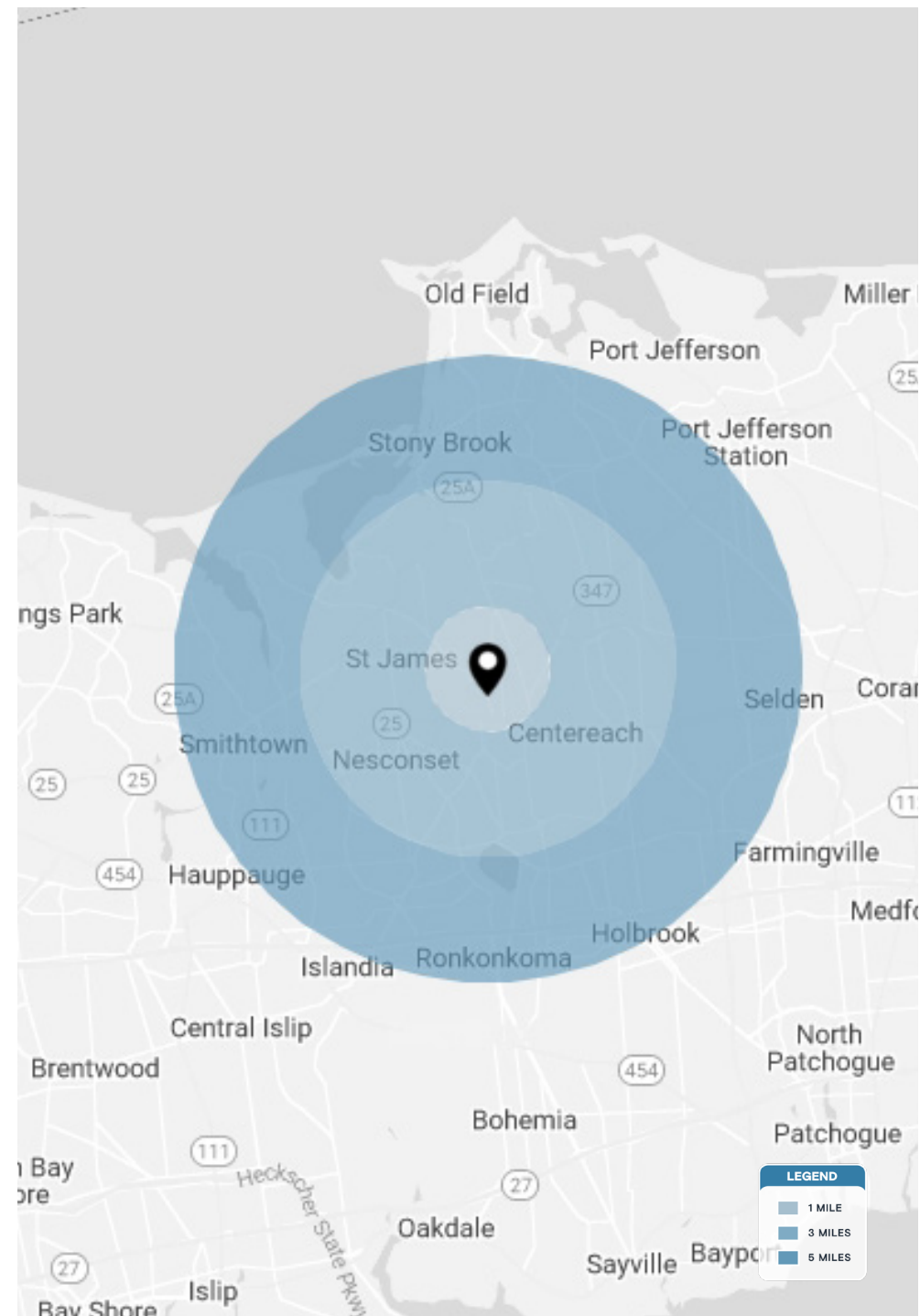
- Rare Junior Box Opportunity
- Suffolk County's #1 retail trade area
- High Visibility on Route 347
- Ample Parking
- Across the street from Suffolk County's most popular mall

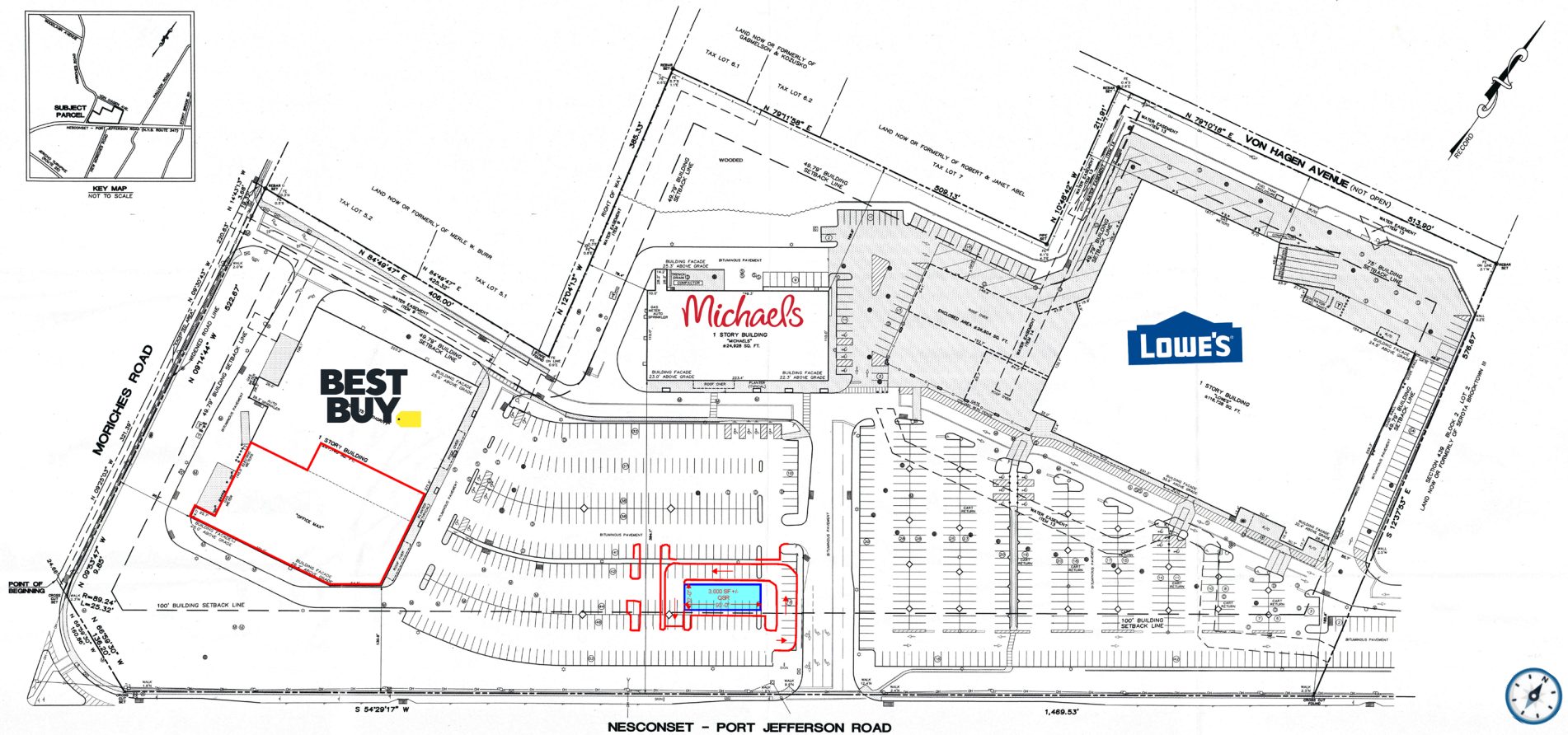
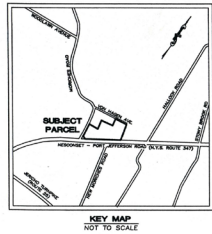
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	9,829	84,792	219,199
HOUSEHOLDS	3,865	26,526	70,694
EMPLOYEES	8,575	72,446	185,424
AVERAGE HH INCOME	\$162,481	\$163,921	\$158,210

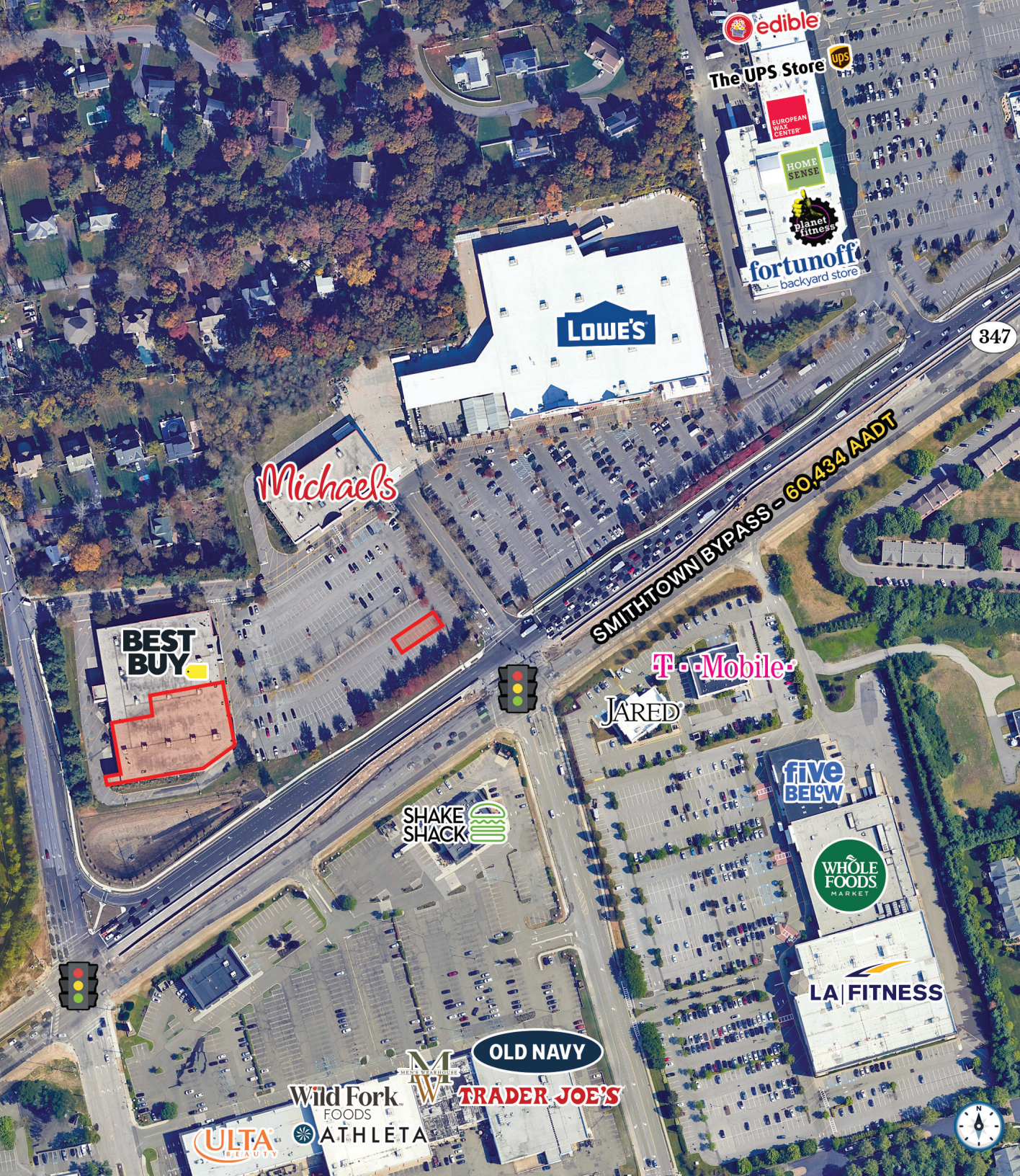
TRAFFIC COUNTS

NESCONSET HIGHWAY - NY 347 60,434 AADT









Contact Brokers

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