TWO SPACES AVAILABLE

BROOKTOWN PLAZA

2162-2200 Nesconset Highway, Stony Brook, NY 11790

ALL USES CONSIDERED

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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Property Overview

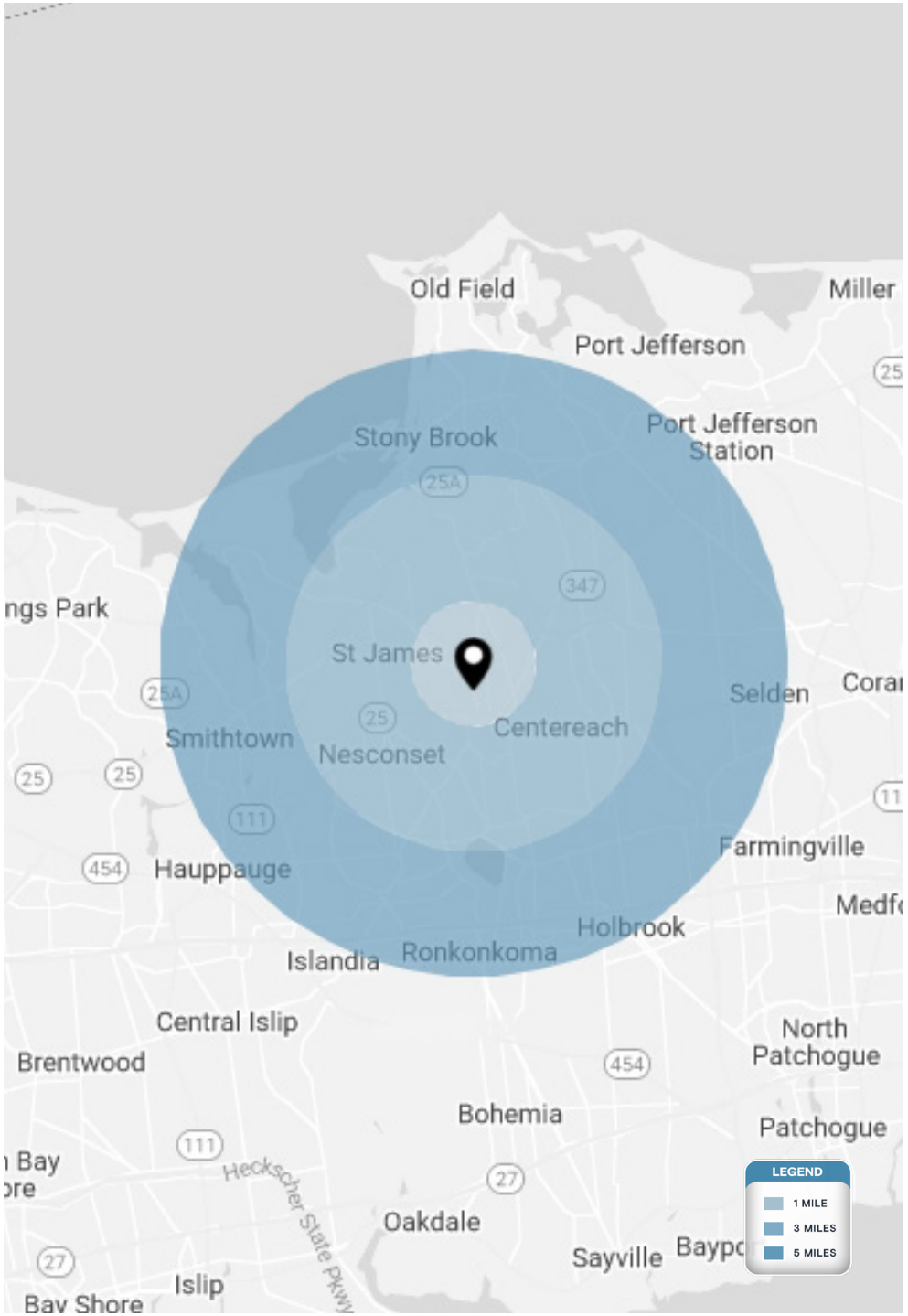
HIGHLIGHTS

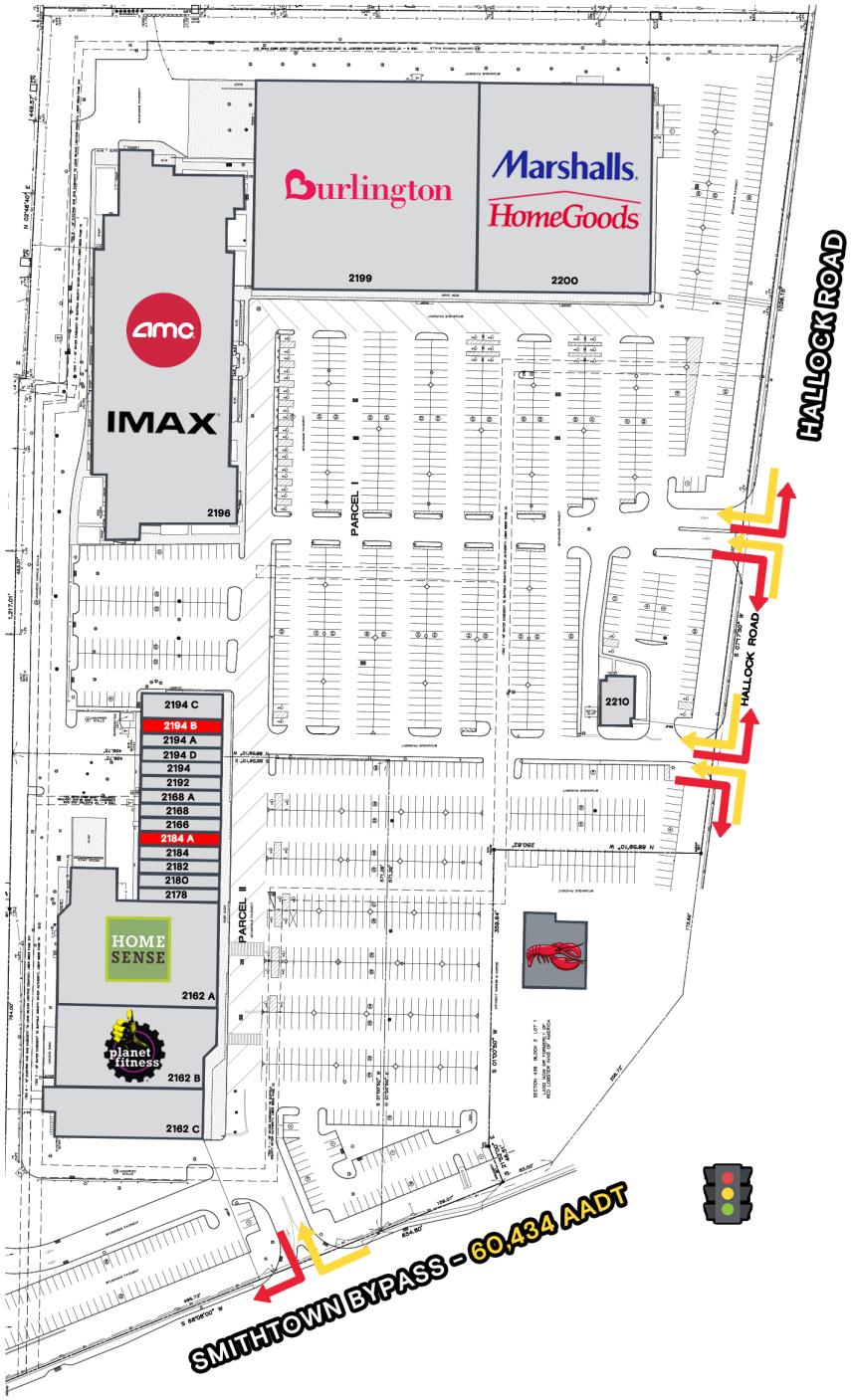
- Anchored by long-term tenants AMC, Marshalls, HomeGoods, HomeSense
- 1,500 SF and 1,700 SF inline space available
- Total GLA: 276,604 SF
- Best trade area in Suffolk County
- AMC recently underwent $9M renovation
- NNN costs $9.50

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





Tenant Roster

2162 C	Lease Out
2162 B	Planet Fitness
2162 A	Homesense
2178	European Wax Center
2180	Sweet Rainbow Nails
2182	Cabo Fresh
2184	Strathmore Bagels
2184 A	1,700 SF Available
2166	King Wah Chinese
2168	TKD
2168 A	The UPS Store
2192	Joseph Kent Salon
2194	Stony Brook Wine & Liquor
2194 D	Edible Arrangements
2194 A	Stony Brook Vision World
2194 B	1,500 SF Available
2194 C	Sole Mio Ristorante
2196	AMC
2199	Burlington
2200	Marshalls & Homegoods
2210	Lease Out

STONY BROOK UNIVERSITY HOSPITAL 695 BEDS
STONY BROOK UNIVERSITY 25,865 STUDENTS
Walmart
SMITHTOWN BYPASS – 60,434 AADT
SUFFOLK PLAZA
KOHL'S
claire's
F45
five BELOW
SALLY BEAUTY
ROBERT CUSHMAN MURPHY JUNIOR HIGH SCHOOL 705 STUDENTS
SAINT JAMES ELEMENTARY SCHOOL 472 STUDENTS
Marshalls
Burlington
HomeGoods
IMAX
amc
HOME SENSE
planet fitness
STS. PHILIP & JAMES SCHOOL 214 STUDENTS
347
THE HOME DEPOT
BEST BUY
TARGET
DUANE reade by Walgreens
MILLS POND ELEMENTARY SCHOOL 369 STUDENTS
LOWE'S
SITE
STOP&SHOP
NESAQUAKE MIDDLE SCHOOL 527 STUDENTS
Michaels
Staples
LAKE GROVE COMMONS
WHOLE FOODS MARKET
LA FITNESS
five BELOW
JARED
P.C. RICHARD & SON
SMITH HAVEN MALL
macy's
BARNES & NOBLE
THE CHILDREN'S PLACE
macy's furniture gallery
DICK'S SPORTING GOODS
chico's
WHBM
SEPHORA
H&M
FOREVER 21
aerie
AÉROPOSTALE
VICTORIA'S SECRET
charlotte russe
LOFT
AMERICAN EAGLE
SMITH HAVEN PLAZA
TRADER JOE'S
OLD NAVY
ULTA BEAUTY
MEN'S WEARHOUSE
the paper store
ATHLETA
charles SCHWAB
Northwell Health
fortunoff backyard store
CITYMD URGENT CARE
Raymour & Flanigan FURNITURE | MATTRESSES
urban air ADVENTURE PARK
CVS pharmacy
Walgreens
25
MIDDLE COUNTRY ROAD – 40,418 AADT
Uncle Giuseppe's MARKETPLACE
SMITH GROVE SHOPPING CENTER
ALDI
F45
DXL BIG + TALL
RED WING SHOES
sleep number
ME Massage Envy
new balance
CLUB PILATES
SUPERCUTS
TREK
COSTCO WHOLESALE
PETSMART
BOB'S DISCOUNT FURNITURE
LIDL
Advance Auto Parts
CENTEREACH SQUARE
Walmart
BIG LOTS!
Party City
Rainbow
DOLLAR TREE
MANDEE
carter's
OSHKOSH B'gosh
planet fitness
SALLY BEAUTY
SUPERCUTS
SHERWIN-WILLIAMS
goldfish swim school
BRANCH PLAZA
THE FRESH MARKET
LA FITNESS
PET SUPPLIES PLUS
DOLLAR TREE
MATTRESS FIRM
QuickChek
Catholic Health
Ocean State JOB LOT
DSW
Ashley HOMESTORE
CRUNCH
VILLAGE COMMONS
orangetheory FITNESS
ups
MATTRESS FIRM
The UPS Store
the little gym
HARBOR FREIGHT
AutoZone
LA FITNESS

Contact Brokers

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The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 09.19.24