

PAD SITE & INLINE SPACE 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

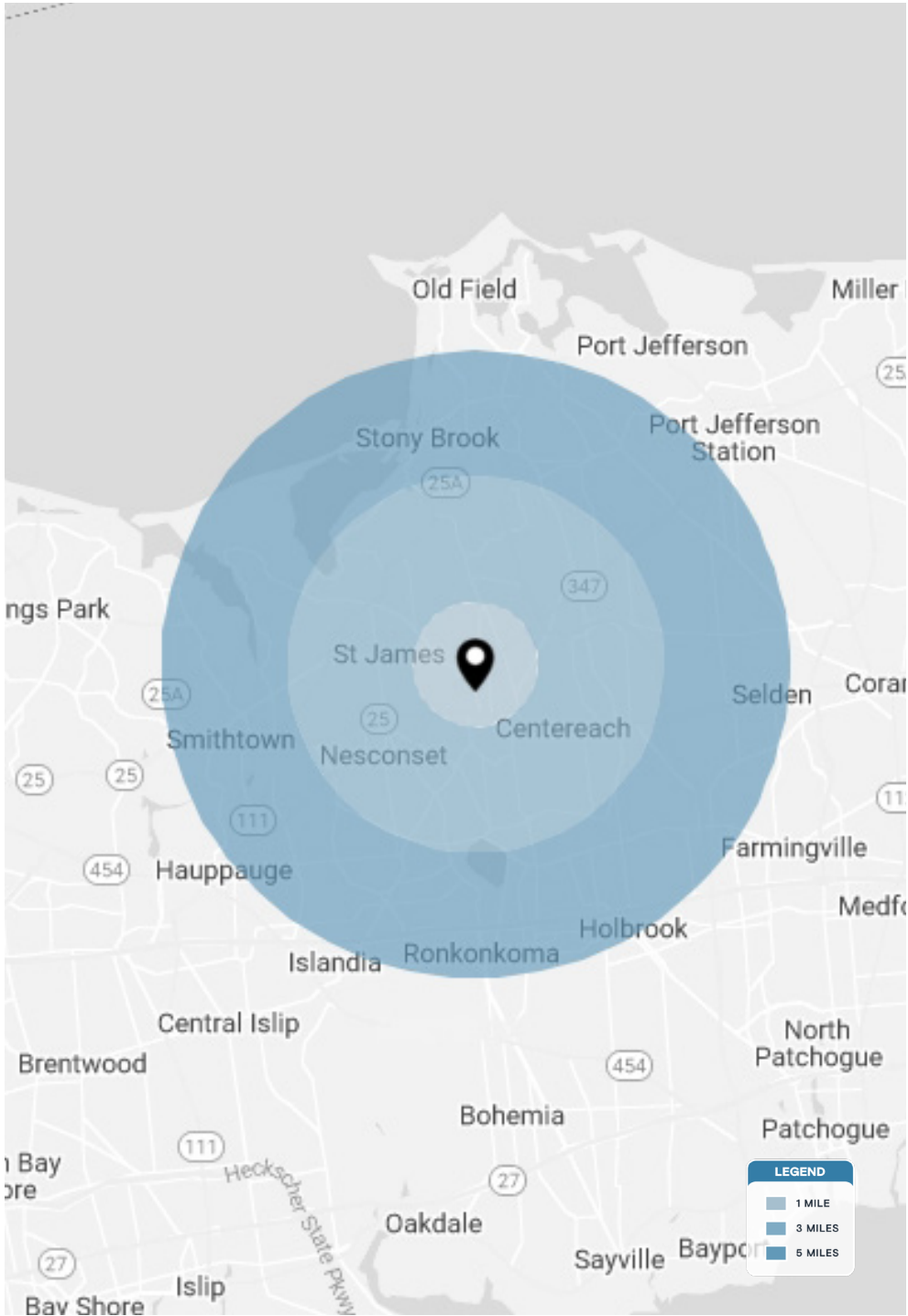
- Anchored by long-term tenants AMC, Marshalls, HomeGoods, HomeSense
- 1,500 SF inline space available
- Total GLA: 276,604 SF
- Best trade area in Suffolk County
- AMC recently underwent \$9M renovation
- NNN costs \$9.50

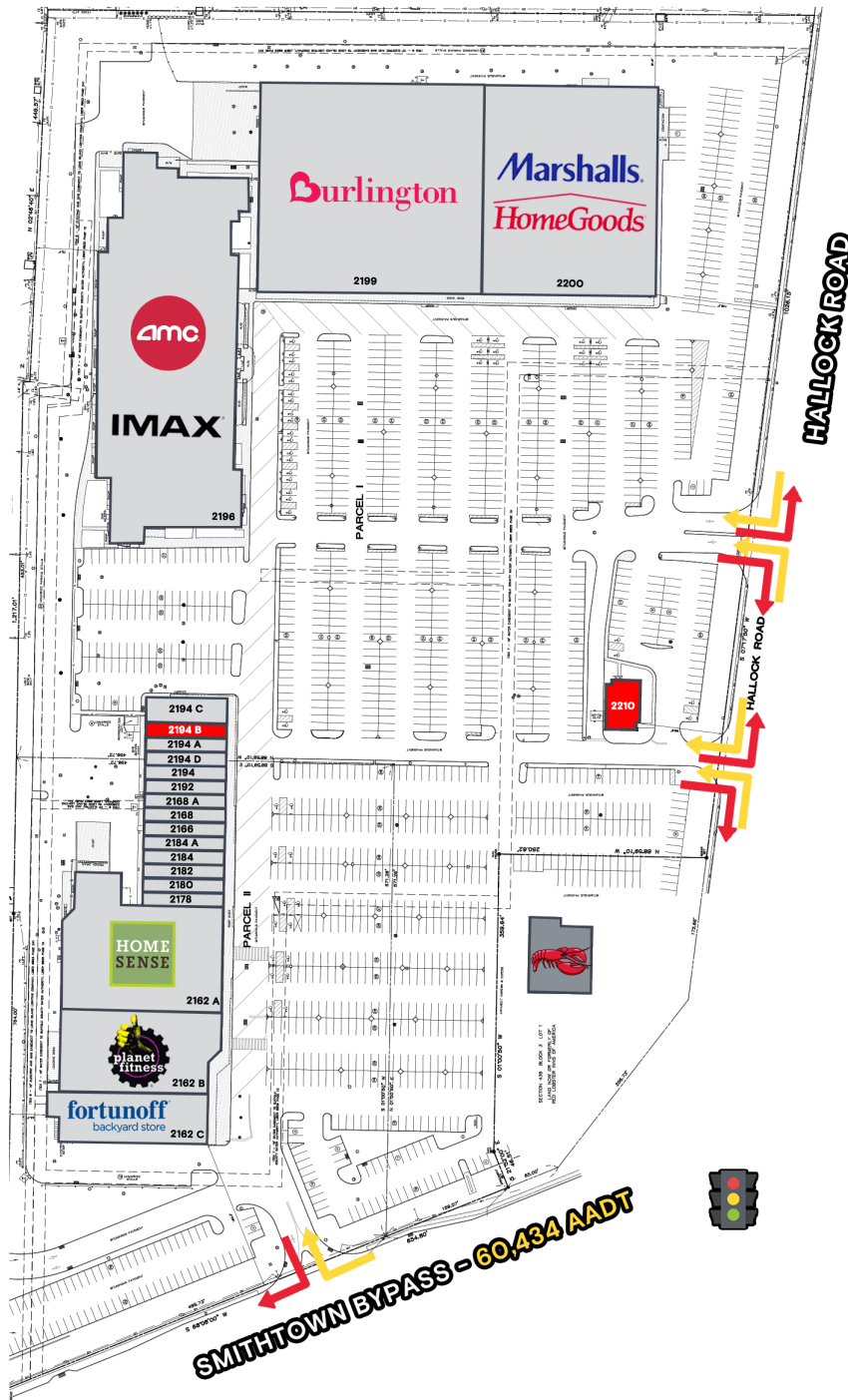
DEMOGRAPHICS

	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
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Tenant Roster

2162 C	Fortunoff
2162 B	Planet Fitness
2162 A	Homesense
2178	European Wax Center
2180	Sweet Rainbow Nails
2182	Cabo Fresh
2184	Strathmore Bagels
2184 A	Crumbl
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	2,700 Available





Contact Brokers

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