

TWO SPACES AVAILABLE

## BROOKTOWN PLAZA

2162-2200 NESCONSET HIGHWAY, STONY BROOK, NY 11790

PROMINENT  
END CAP AVAILABLE



ALL USES CONSIDERED

EXCLUSIVE RETAIL LEASING

### KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

IAN GOLDFEDER  
ASSOCIATE  
ian@katzretail.com  
(845) 735-2254

RUSSEL HELBLING  
MANAGING DIRECTOR  
russelhelbling@katzretail.com  
(212) 219-6515

# PROPERTY OVERVIEW

## HIGHLIGHTS

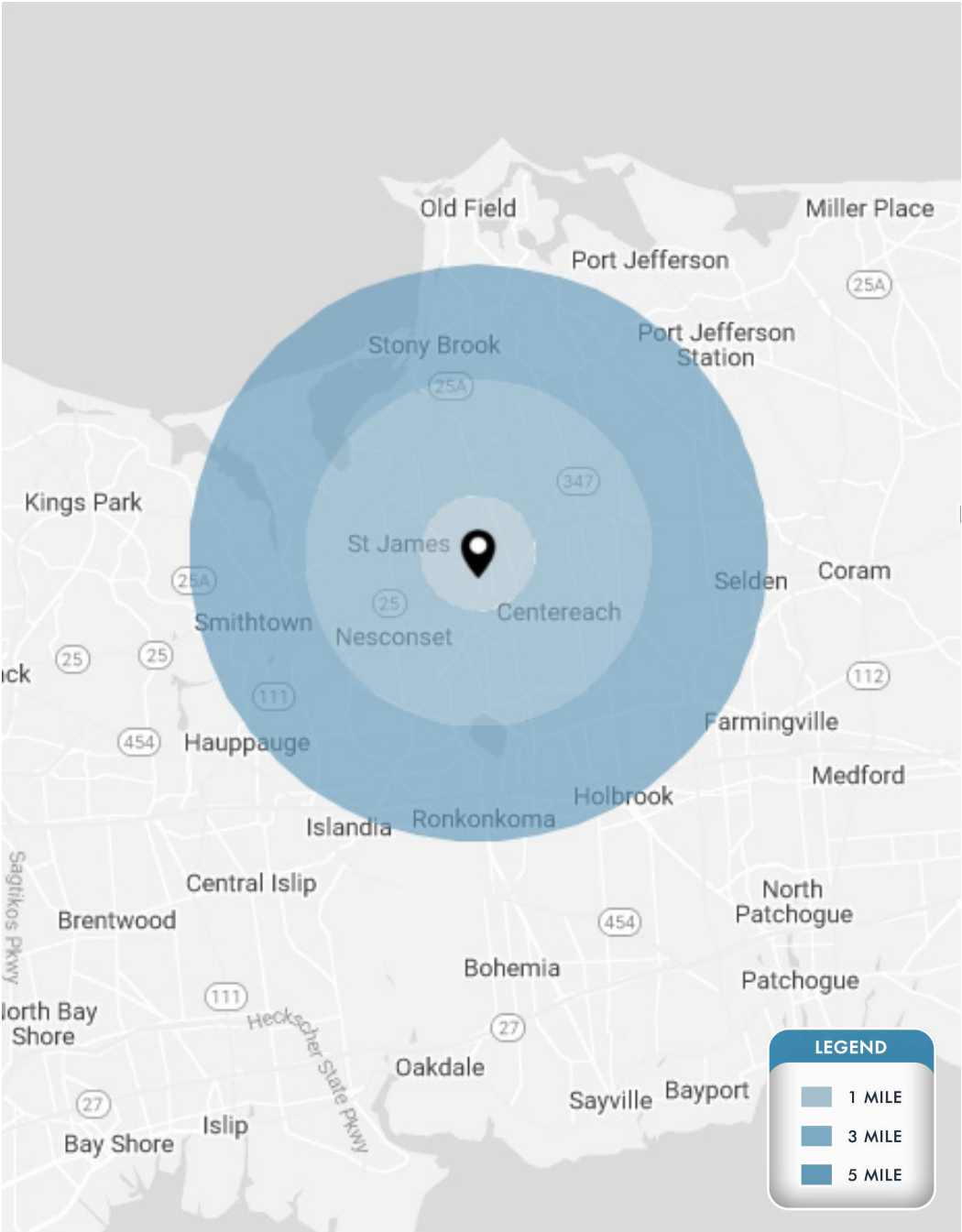
- Anchored by long-term tenants AMC, Marshalls, HomeGoods, HomeSense
- 11,909 SF End Cap, 1,500 SF and 1,700 SF inline space available
- Total GLA: 276,604 SF
- Best trade area in Suffolk County
- AMC recently underwent \$9M renovation
- NNN costs \$9.50

## DEMOGRAPHICS

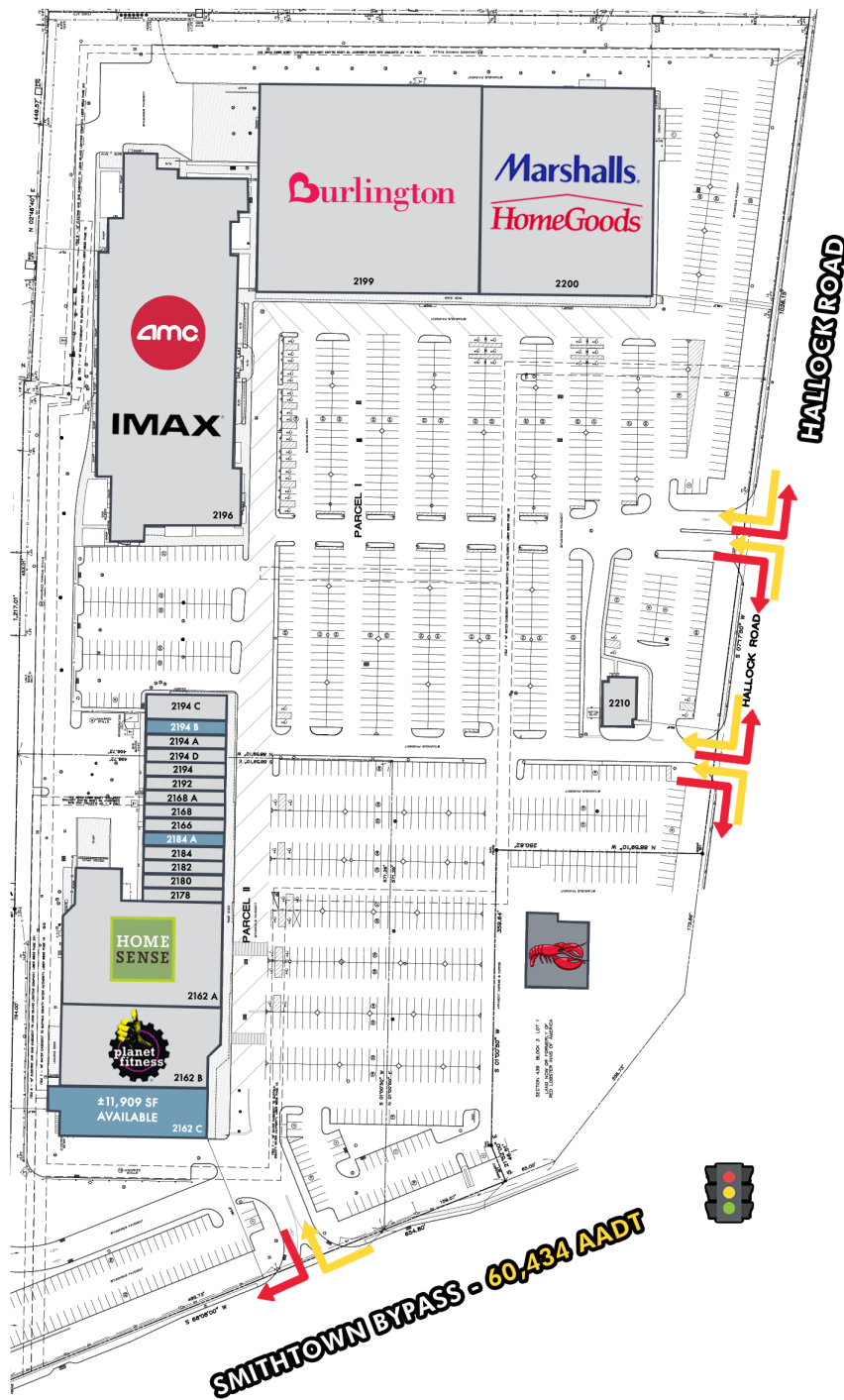
	1 Mile	3 Miles	5 Miles
POPULATION	9,829	84,792	219,199
HOUSEHOLDS	3,865	26,526	70,694
EMPLOYEES	8,575	72,446	185,424
AVERAGE HH INCOME	\$162,481	\$163,921	\$158,210

## TRAFFIC COUNTS

NESCONSET HIGHWAY - NY 347	60,434 AADT
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# 2162-2200 NESCONSET HIGHWAY | EXECUTIVE SUMMARY

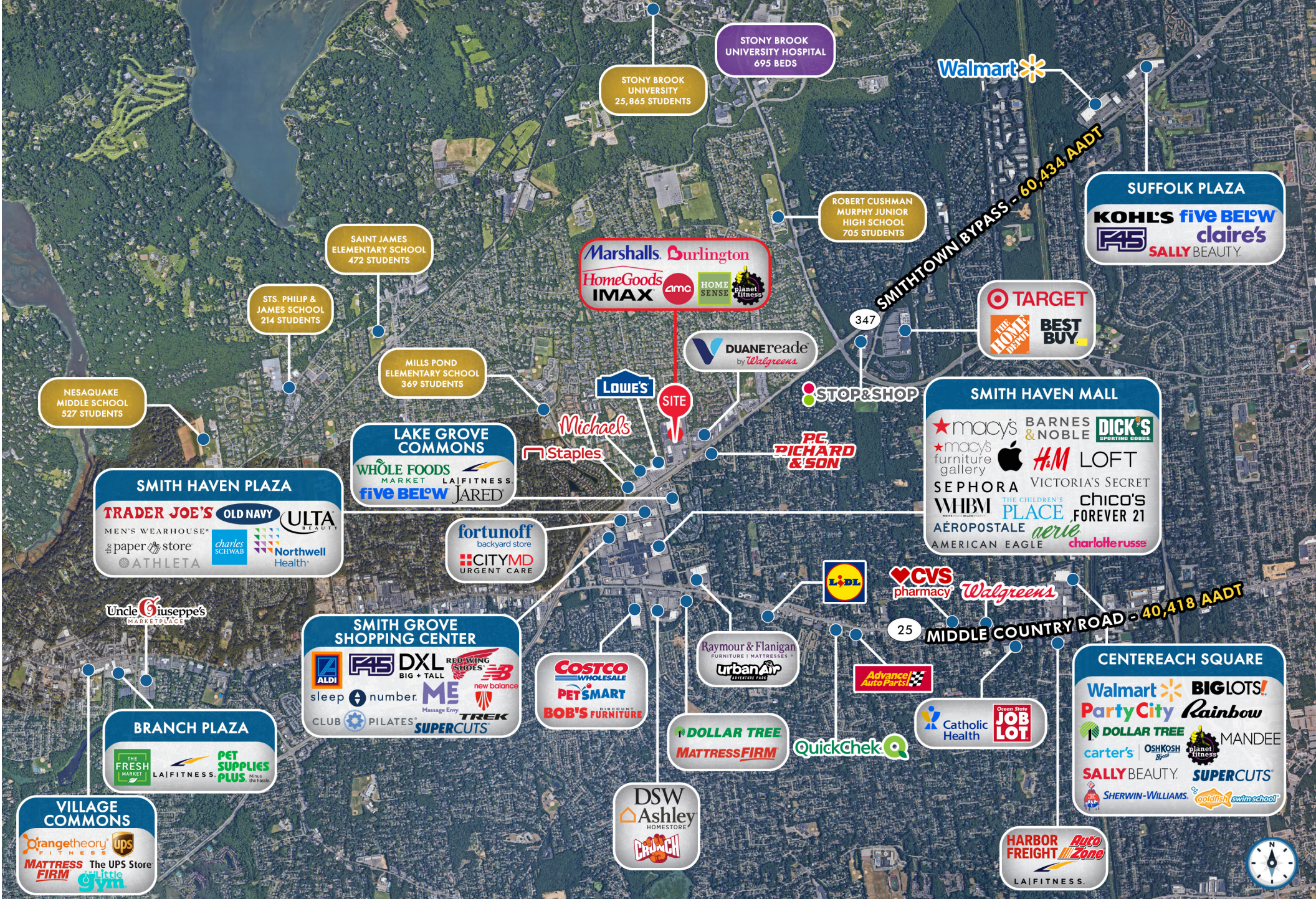


## TENANT ROSTER

2162 C 11,909 SF Available	2192 Joseph Kent Salon
2162 B Planet Fitness	2194 Stony Brook Wine & Liquor
2162 A Homesense	2194 D Edible Arrangements
2178 European Wax Center	2194 A Stony Brook Vision World
2180 Sweet Rainbow Nails	2194 B 1,500 SF Available
2182 Cabo Fresh	2194 C Sole Mio Ristorante
2184 Strathmore Bagels	2196 AMC
2184 A 1,700 SF Available	2199 Burlington
2166 King Wah Chinese	2200 Marshalls & Homegoods
2168 TKD	2210 Lease Out
2168 A The UPS Store	

2162-2200 NESCONSET HIGHWAY | SITE PLAN



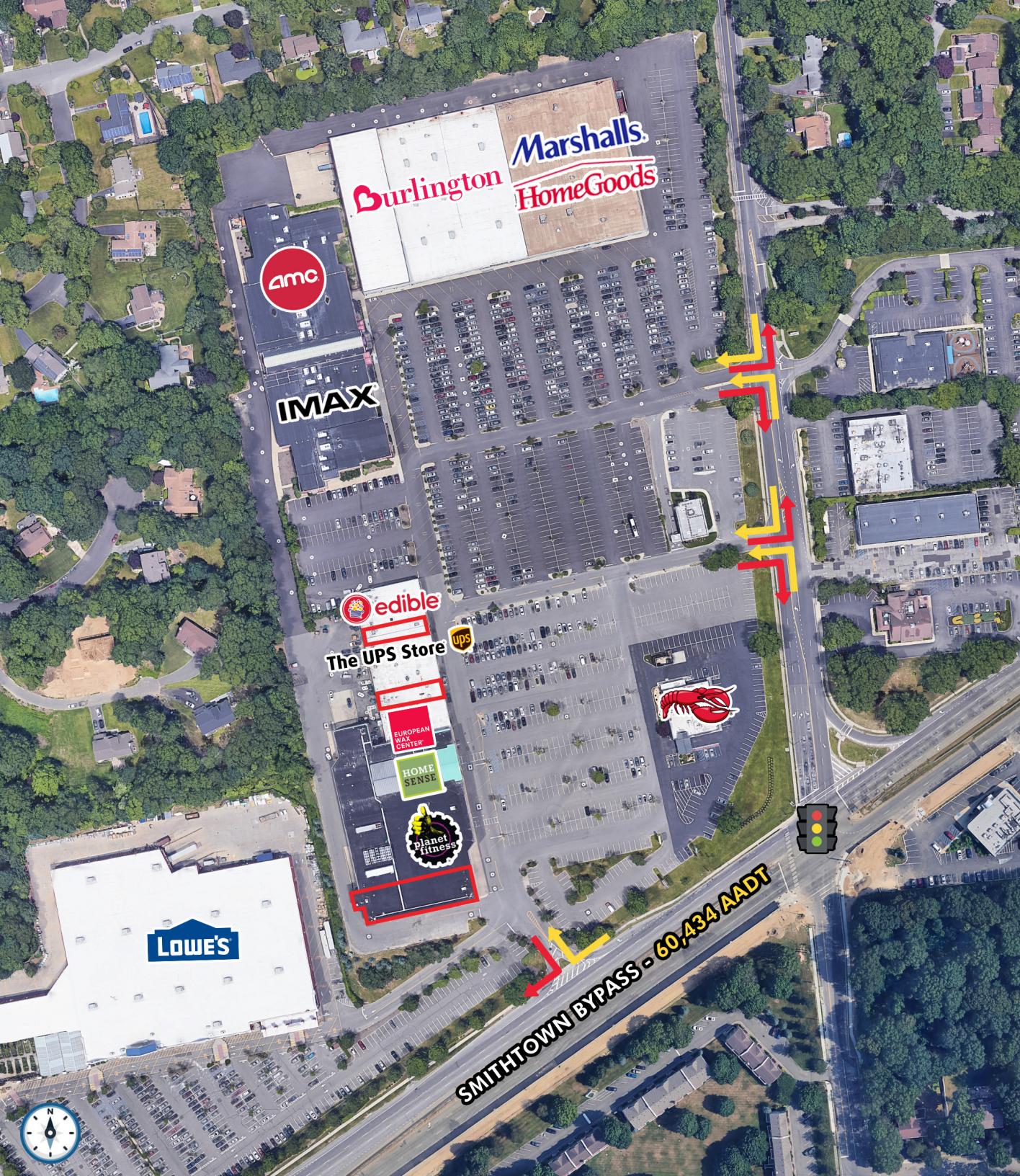


2162-2200 NESCONSET HIGHWAY | MARKET AERIAL

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## CONTACT AGENTS

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[katzretail.com](http://katzretail.com)

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