

OFFERING SUMMARY

Lease Rate:	\$35.00 - 50.00 SF/yr (NNN)
Building Size:	57,000 SF
Available SF:	1,400 SF

PROPERTY OVERVIEW

Stop&Shop Anchored Center
 Close to SUNY Stony Brook University and Hospital
 Close to St. Charles and Mather Hospitals
 High income area
 Direct Meter Electric, Gas, and Water
 Highest grossing Stop & Shop in Suffolk County by square foot
 The traffic count at the two nearest intersections is 18,201 and 22,023 VPD

SPACES	LEASE RATE	SPACE SIZE
175 Rt 25A	\$35.00 - 50.00 SF/yr	1,400 SF

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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness.



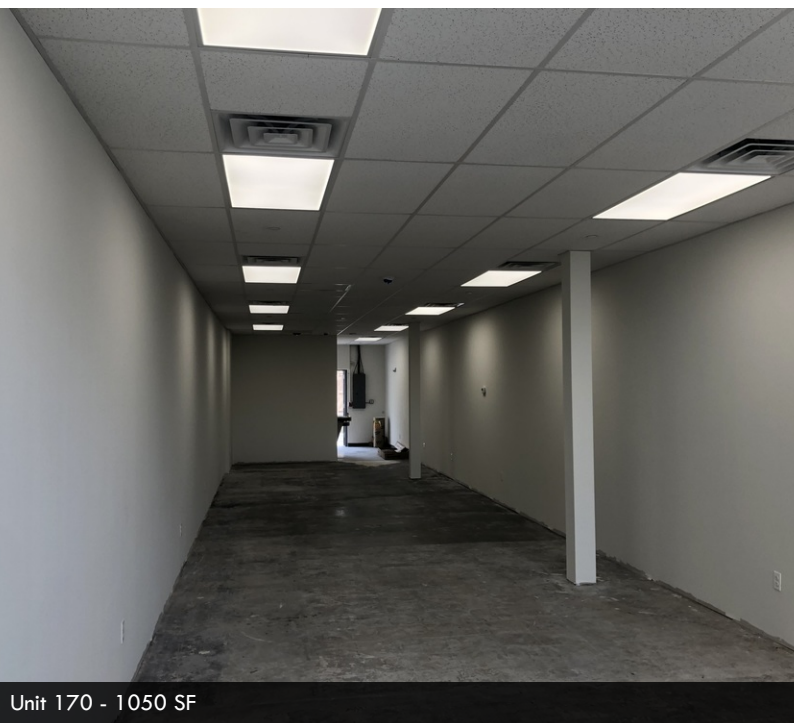
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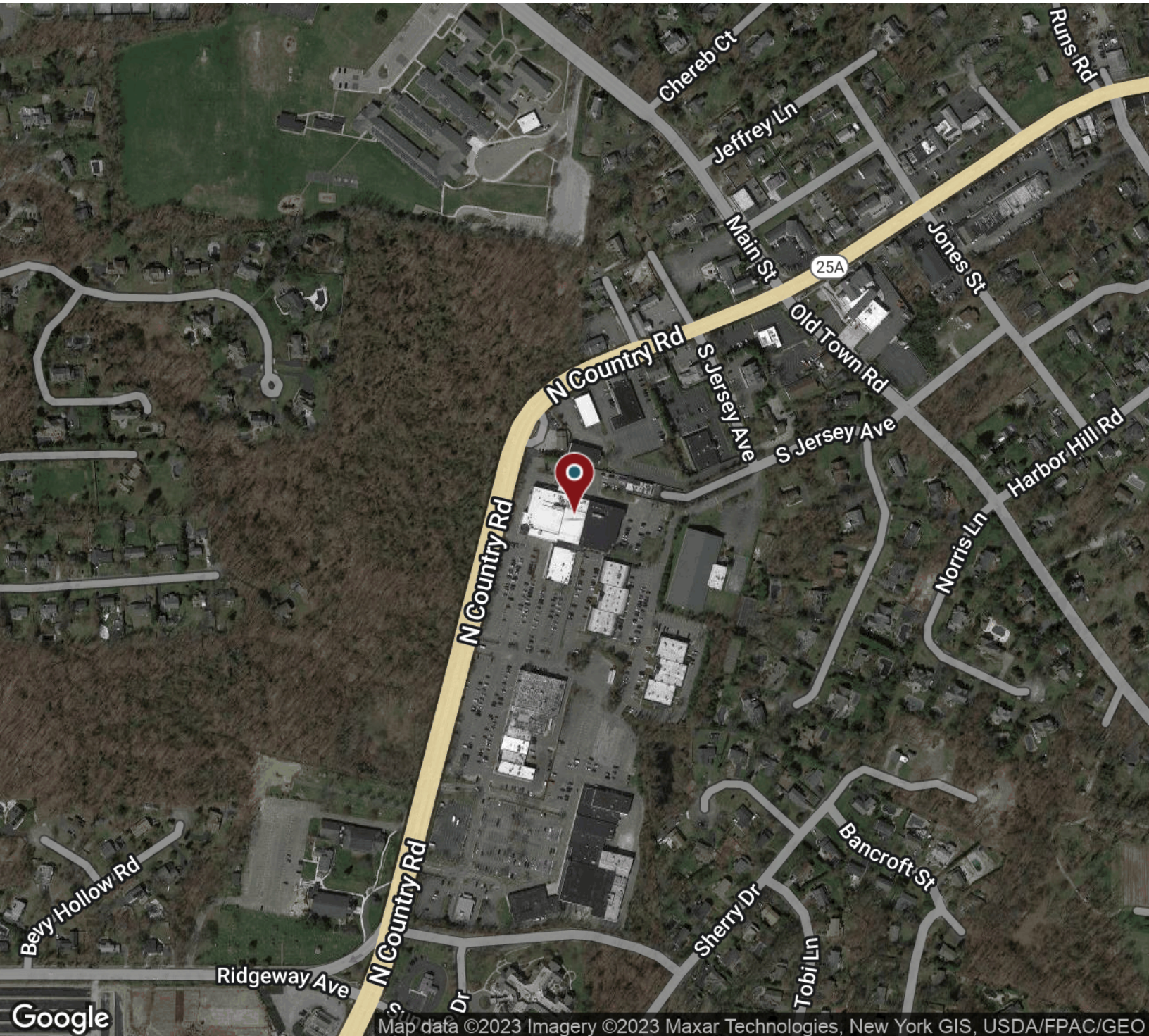
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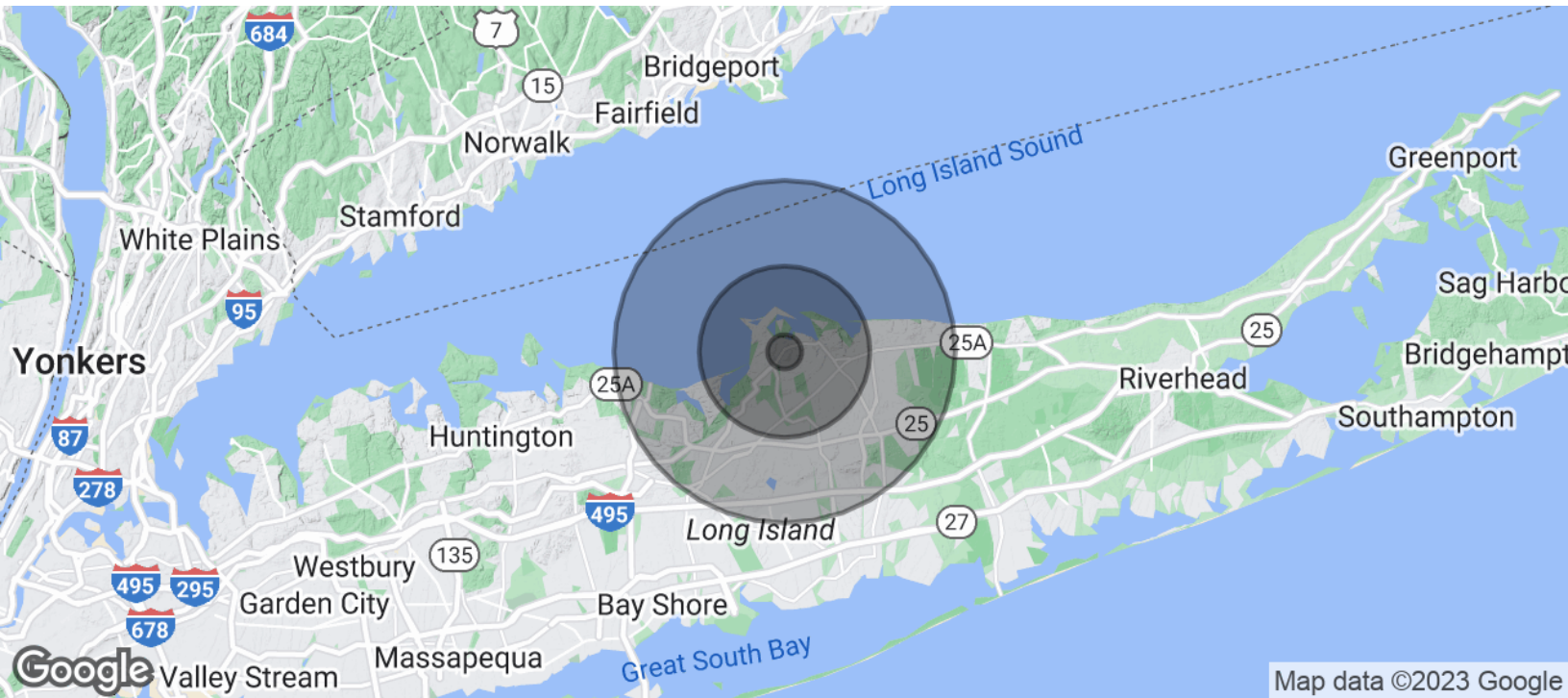
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,408	108,572	431,968
Average age	42.3	38.6	38.7
Average age (Male)	41.2	37.4	37.5
Average age (Female)	43.5	39.8	39.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,131	33,464	140,755
# of persons per HH	3.0	3.2	3.1
Average HH income	\$169,599	\$122,853	\$107,858
Average house value	\$716,693	\$492,457	\$453,392

* Demographic data derived from 2020 ACS - US Census

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