



**Retail** / **Exclusive Listing** / **Lease**



**Property Information**

198-250 Route 25A, East Setauket, NY 11733

<b>Min Available SF:</b>	1,869	<b>Sprinklered:</b>	Yes
<b>Max Available SF:</b>	1,869	<b>Possession:</b>	Immediate
<b>Gross Building Area:</b>	41,540	<b>Lot Size (Acres):</b>	4.03
<b>Lease Rate PSF:</b>	\$45.00	<b>Parking:</b>	221
<b>Lease Type:</b>	NNN	<b>Zoning:</b>	J2 - Business
<b>RE Taxes PSF:</b>	\$5.09	<b>Year Built:</b>	1996
<b>CAM PSF:</b>	\$4.50	<b>Stories:</b>	1

2016 Demographics			
Population	Households	Avg HH Inc	Median HH Inc
1 mile: 5,081	1 mile 1,719	1 mile: 174,250	1 mile 149,352
3 mile: 45,093	3 mile 12,848	3 mile: 148,903	3 mile 123,914
5 mile: 110,041	5 mile 34,609	5 mile: 130,608	5 mile 109,056
Traffic count AADT: 22,136		Traffic count year: 2014	

1,869 SF wet store available adjacent to Starbucks in closest food anchored shopping center to Stony Brook University. Public bus stop immediately in front of property. Lead Tenants are King Kullen's Wild by Nature and Rite Aid. Both anchors recently renewed and the Rite Aid store was remodeled in 2015. The center is full, except for this new vacancy. It is arguably the busiest retail property from Main Street, Smithtown to Port Jefferson.

Available space is +/- 21' x 90' formerly occupied by a Chinese Restaurant/Take-out. Space features a full basement with wide masonry staircase access.

Immediate proximity to Stony Brook University. Professionally managed property with long term, stable ownership. Property is in pristine condition. New parking lot in 2016. \$172,990 Average Household Income in 1 Mile Ring! Located at three way signalized intersection. Excellent visibility. Easy ingress and egress.

**Contact:** Lee Rosner, CCIM SIOR Managing Principal Phone: (631) 761-6886 email lrosner@cbcli.com  
One Suffolk Square, 1601 Veterans Memorial Highway, Suite 420, Islandia, NY 11749 | 631-232-4400 Tel | 631-2132-2438 Fax



**Alternate Photo**



**Alternate Photo**

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Aerial

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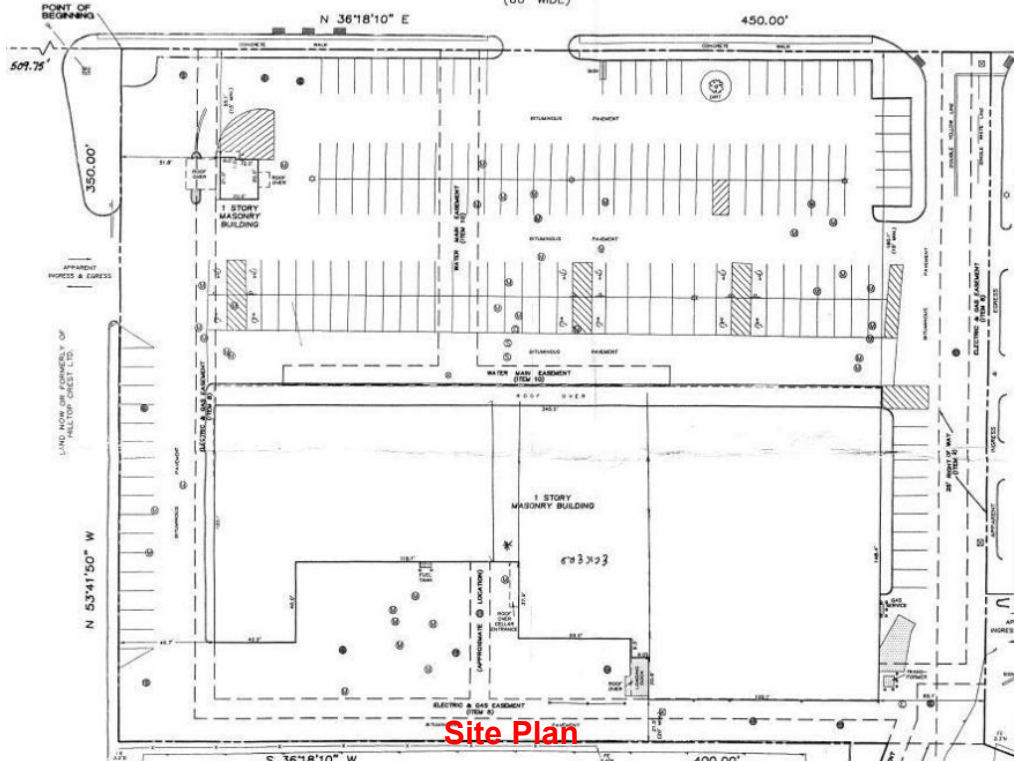


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**NORTH COUNTRY ROAD (N.Y.S. ROUTE 25A)**  
(RIDGWAY AVENUE)  
(66' WIDE)



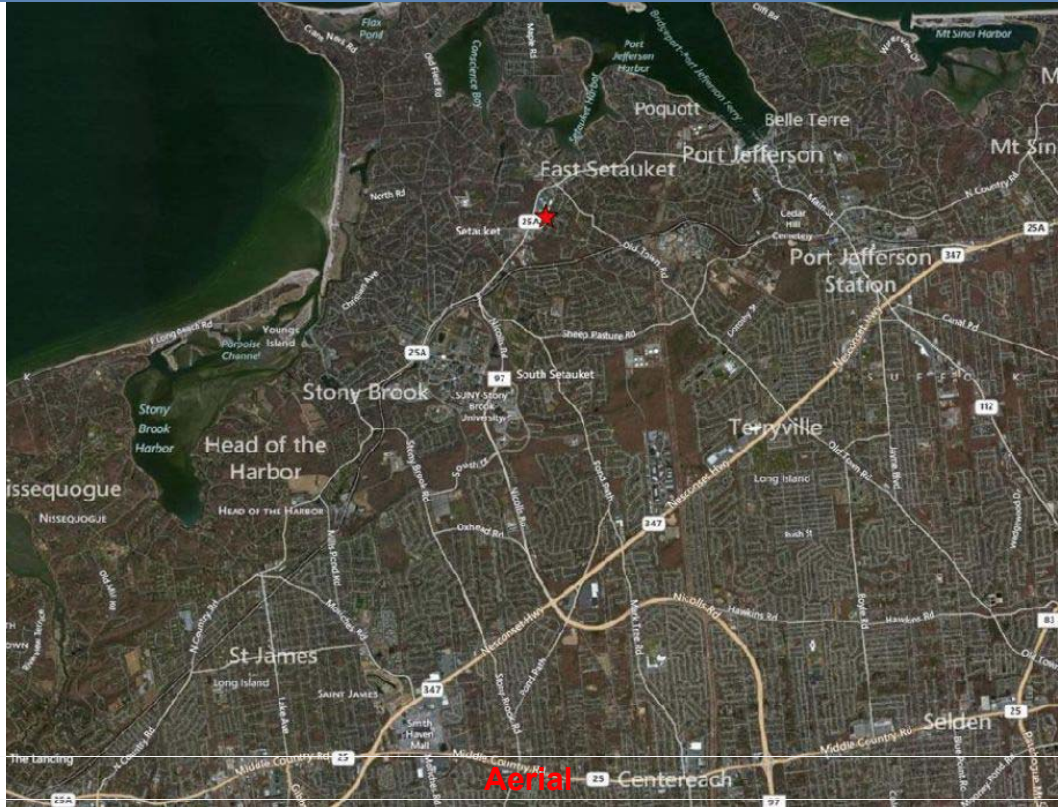
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