

Stony Brook Square

Stony Brook, New York

2,786 SF Space Available (Divisible)
±1,600 SF 2nd Generation Restaurant - Fully Equipped
±1,350 SF Retail Space Available



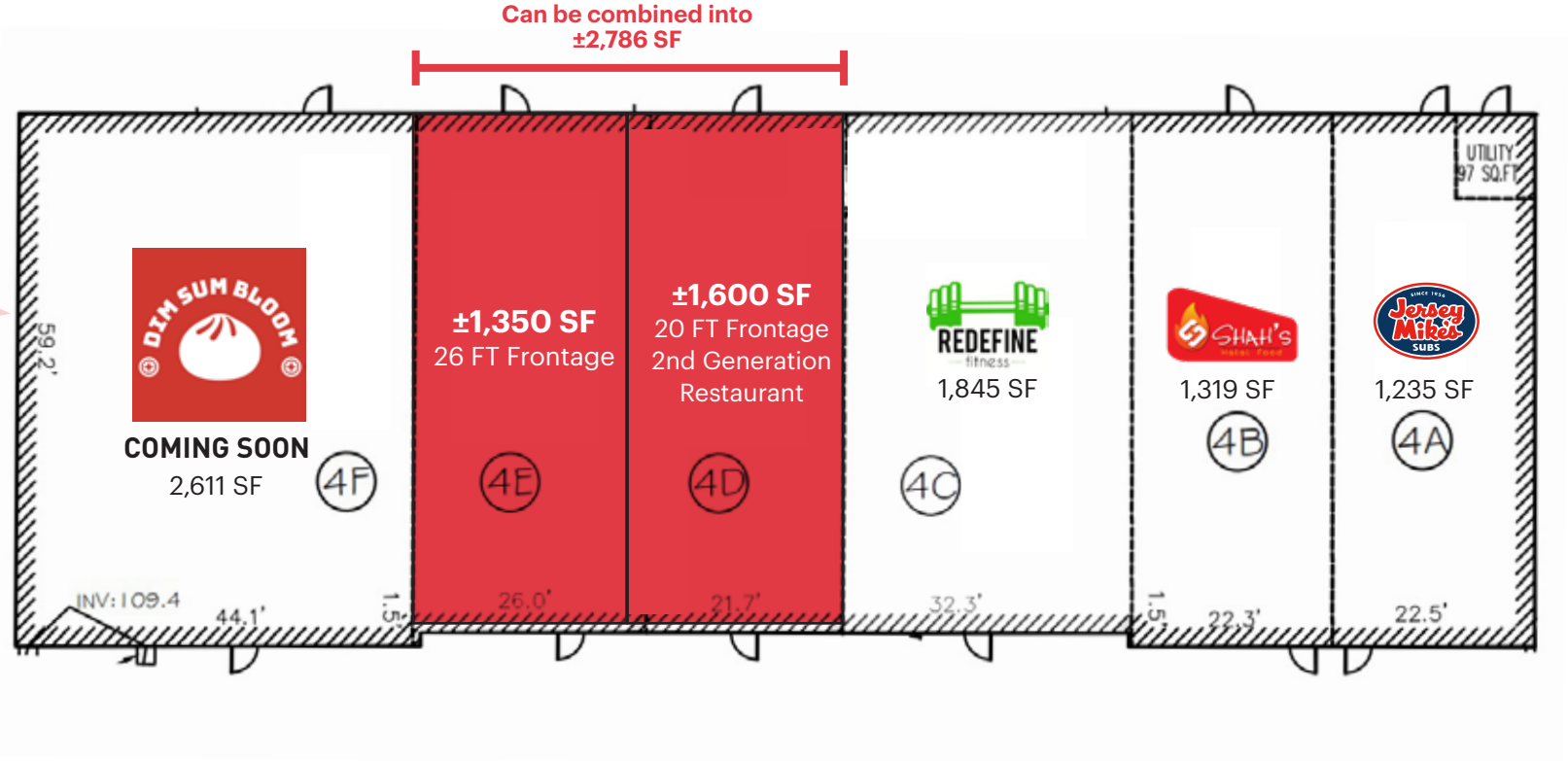
\$292,962 Average Household
Income Within 3-Mile Radius

Adjacent to Stony Brook
University & Hospital

RIPCO
REAL ESTATE



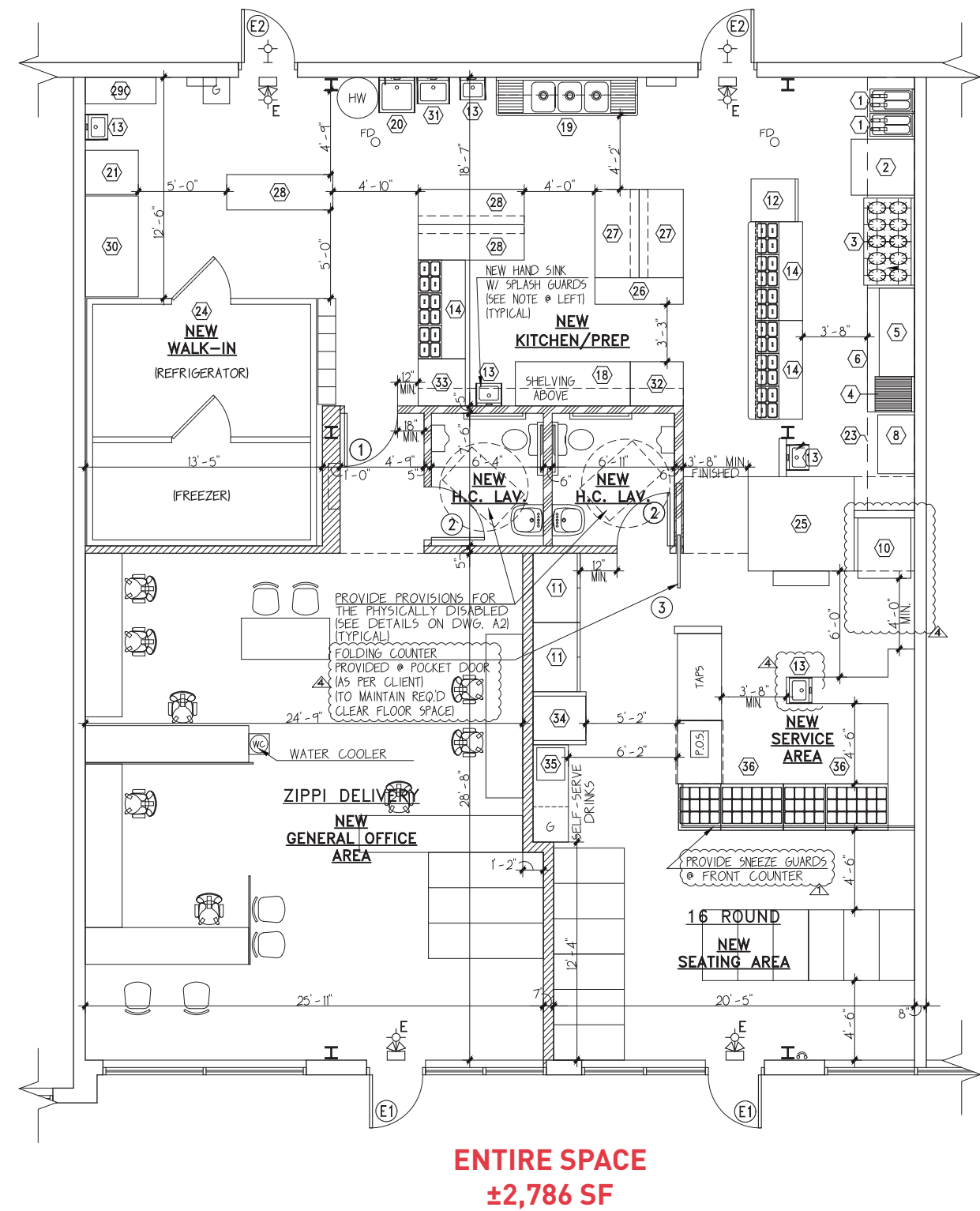
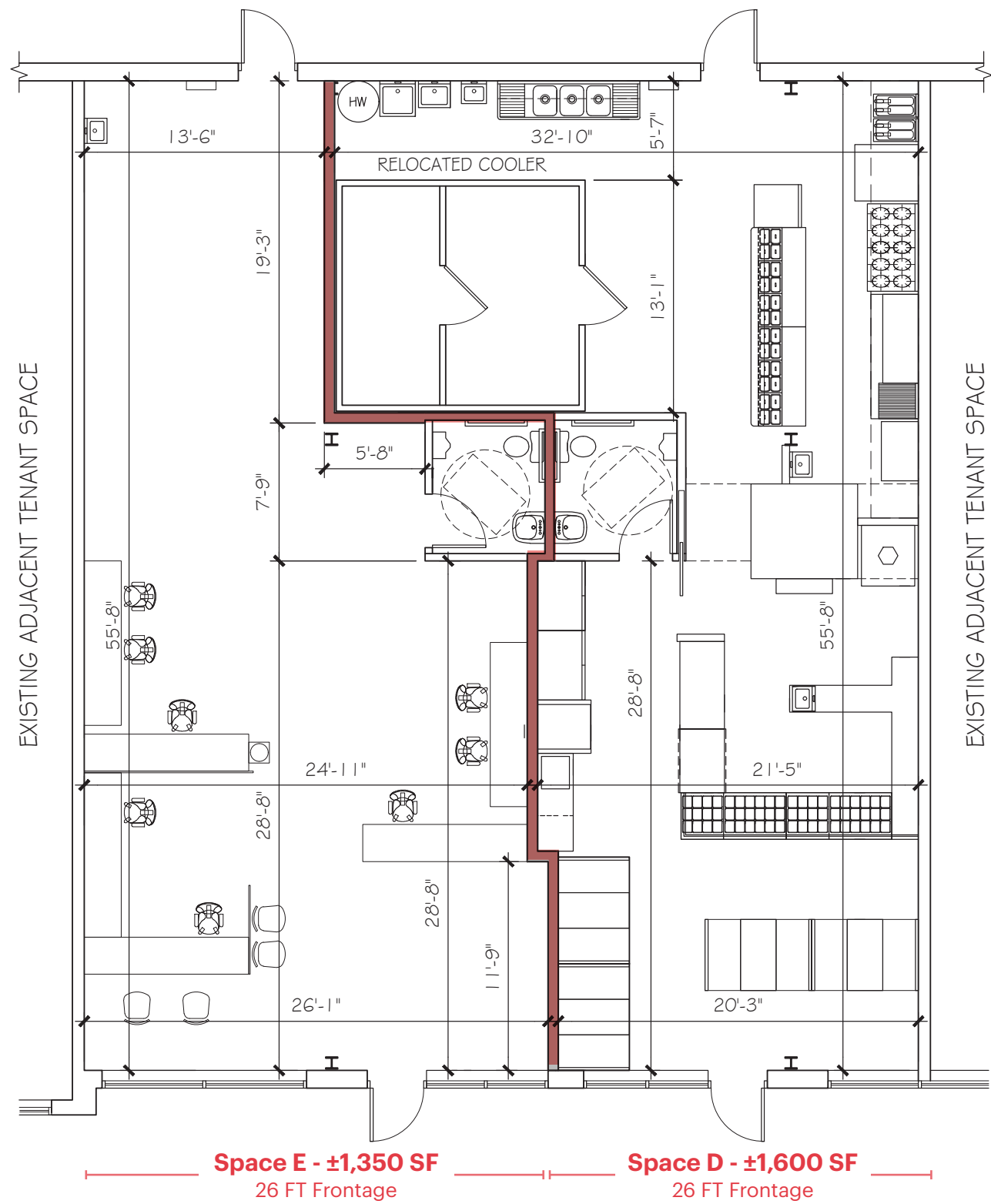
SITE PLAN



DIVISION PLAN & FLOOR PLAN

\$125,000 IN KEY MONEY (ASKING)

GREASE TRAP, HOOD/VENTING & WALK-IN BOX STILL IN PLACE



PHOTOS



MARKET AERIAL



STONY BROOK VILLAGE CENTER

ANN TAYLOR
LOFT

Crushed Olive

Sweet Mama's
FAMILY RESTAURANT

CHICO'S

Madison's Niche

UNITED STATES
POSTAL SERVICE



1 MILE RADIUS

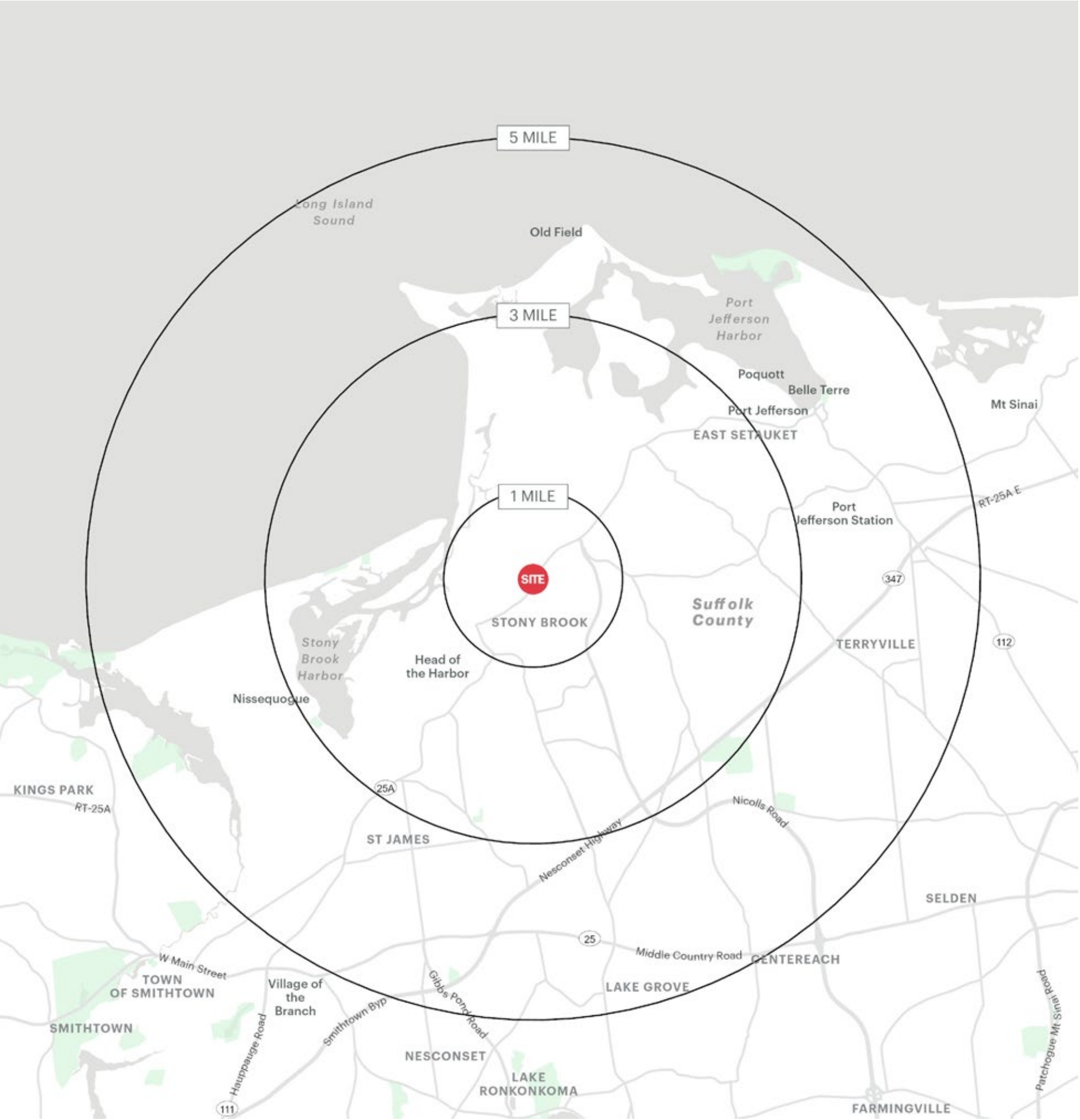
POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
15,255	3,977 - 70.0%
HOUSEHOLDS	TOTAL BUSINESSES
1,675	550
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$230,235	34,469
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$163,183	44,573

3 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
46,784	18,317 - 64.0%
HOUSEHOLDS	TOTAL BUSINESSES
12,438	1,982
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$222,962	50,968
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$161,962	76,921

5 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
131,463	47,669 - 53.0%
HOUSEHOLDS	TOTAL BUSINESSES
41,998	5,625
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$187,755	87,991
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$136,113	156,942



Stony Brook Square | Stony Brook, New York

CONTACT EXCLUSIVE AGENTS

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