

FOR LEASE

6,838 SF FREESTANDING BUILDING

2200 NESCONSET HIGHWAY, STONY BROOK, NY 11790



ALL USES CONSIDERED INCLUDING DRIVE-THRU

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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PROPERTY OVERVIEW

HIGHLIGHTS

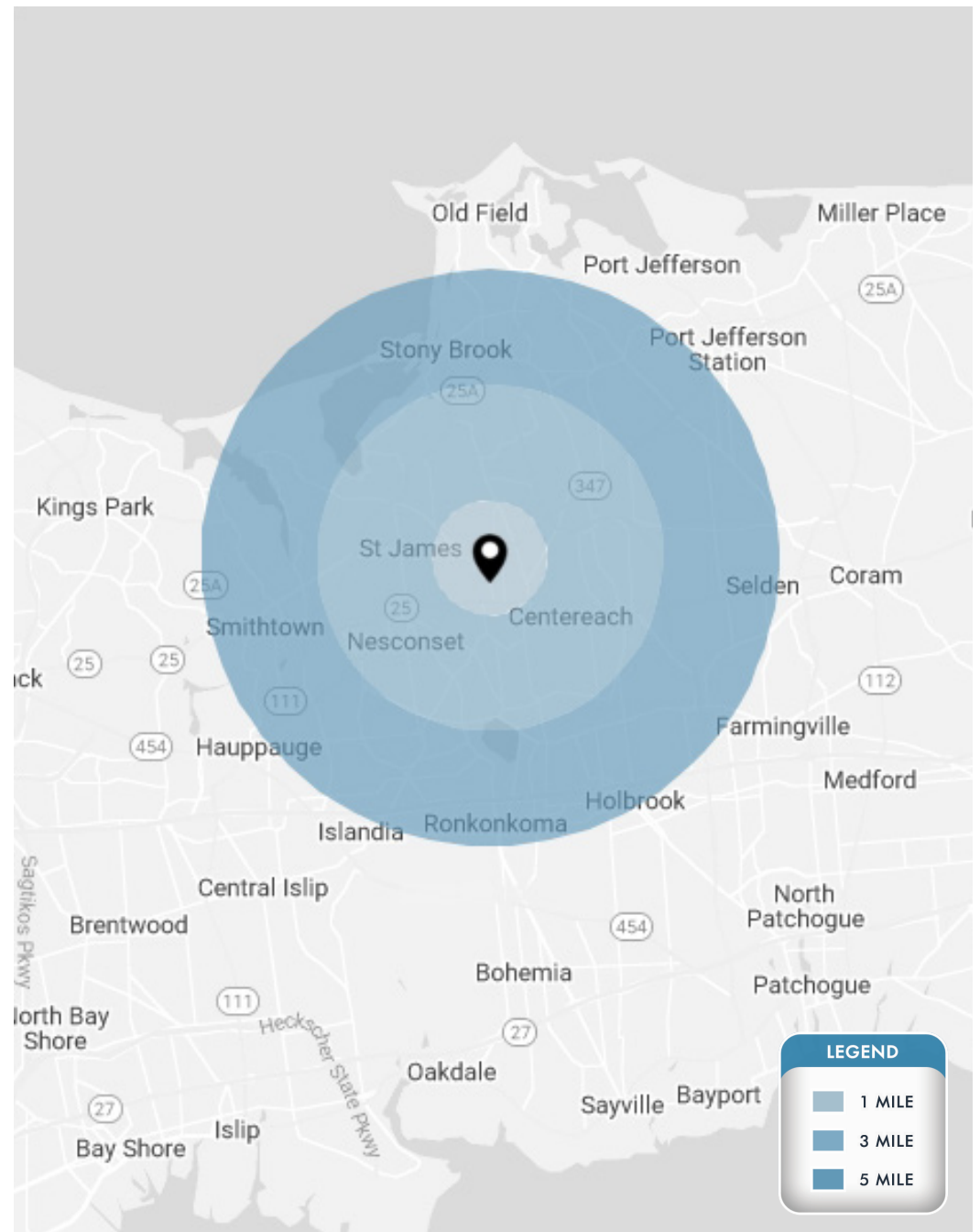
- Freestanding former restaurant adjacent to strongest retail center in the trade area
- Up to 6,838 SF available with reasonable divisions considered
- Potential drive-thru available
- Best retail trade area in Suffolk County
- Rare large scale restaurant opportunity

DEMOGRAPHICS

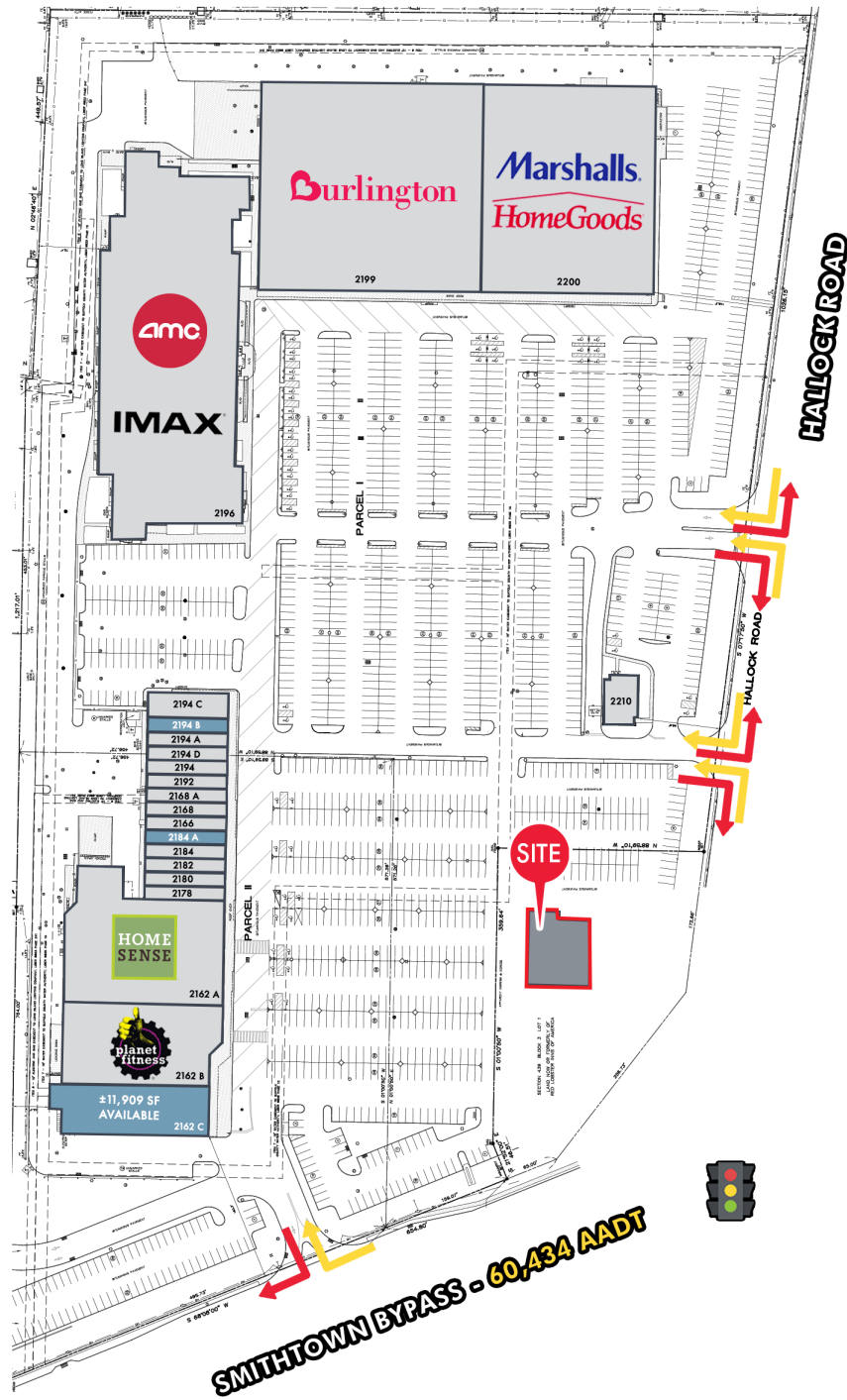
	1 Mile	3 Miles	5 Miles
POPULATION	9,829	84,792	219,199
HOUSEHOLDS	3,865	26,526	70,694
EMPLOYEES	8,575	72,446	185,424
AVERAGE HH INCOME	\$162,481	\$163,921	\$158,210

TRAFFIC COUNTS

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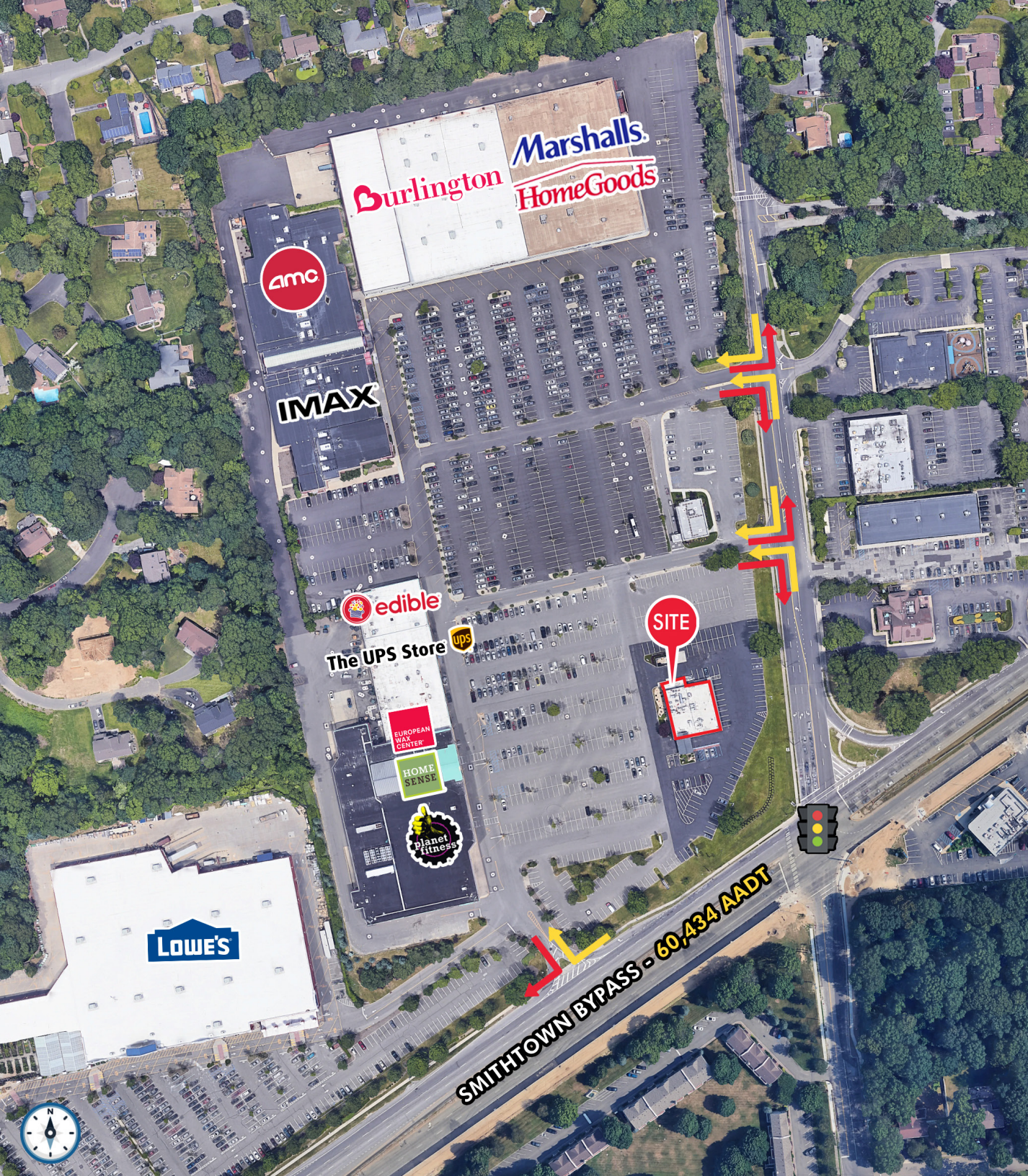
2200 NESCONSET HIGHWAY | EXECUTIVE SUMMARY



2200 NESCONSET HIGHWAY | SITE PLAN



2200 NESCONSET HIGHWAY | SITE AERIAL



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