

# FOR LEASE HILLSIDE VILLAGE CENTER

31 - 95 ROUTE 111 | SMITHTOWN | NY 11787



## PROPERTY HIGHLIGHTS

- **Grocery-Anchored Destination** – Anchored by Uncle Giuseppe's Marketplace with Dollar Tree coming soon, creating strong daily-needs traffic
- **Prime Long Island Location** – Situated in the Smithtown / Village of the Branch area along a highly trafficked retail corridor
- **High Traffic Exposure** – Located at Route 111 (Hauppauge Rd) & East Main Street with ±39,500 AADT
- **Affluent Trade Area** – Strong surrounding demographics with high household incomes and dense residential base supporting premium retail and service users
- **Limited Availability** –
  - ±1,725 SF last inline space available
  - ±590 SF freestanding building (rare small-format opportunity) (shown on site plan page 2)
- **Established Retail Environment** – Co-tenancy includes Cabo Fresh, Carvel, Bank of America, beauty, food, and service-oriented tenants
- **Excellent Visibility & Access** – Prominent frontage, strong signage, and convenient ingress/egress along Route 111
- **Proven Neighborhood Center** – ±97,888 SF center with consistent foot traffic driven by grocery and service retail
- **Ideal For** – Medical • Beauty • Fitness • Boutique Retail • Service Uses



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## DEMOGRAPHICS

2025 Estimates

TRADE AREA	1 MILE	3 MILE	5 MILE
	8,642	65,465	199,014
	\$179,784	\$186,606	\$170,690
AGE	43	44	42

## AVAILABLE

1,725 SF

590 SF FREE STANDING BUILDING



**HAUPPAUGE ROAD / RT. 111 15.5K AADT**

**LEASING INFO: 877.459.9605**

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