

Stony Brook Square

Stony Brook, New York

2,786 SF 2nd Generation Restaurant Space Available

Grease Trap, Hood/Venting & Walk In Box Still in Place

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

All Uses Considered

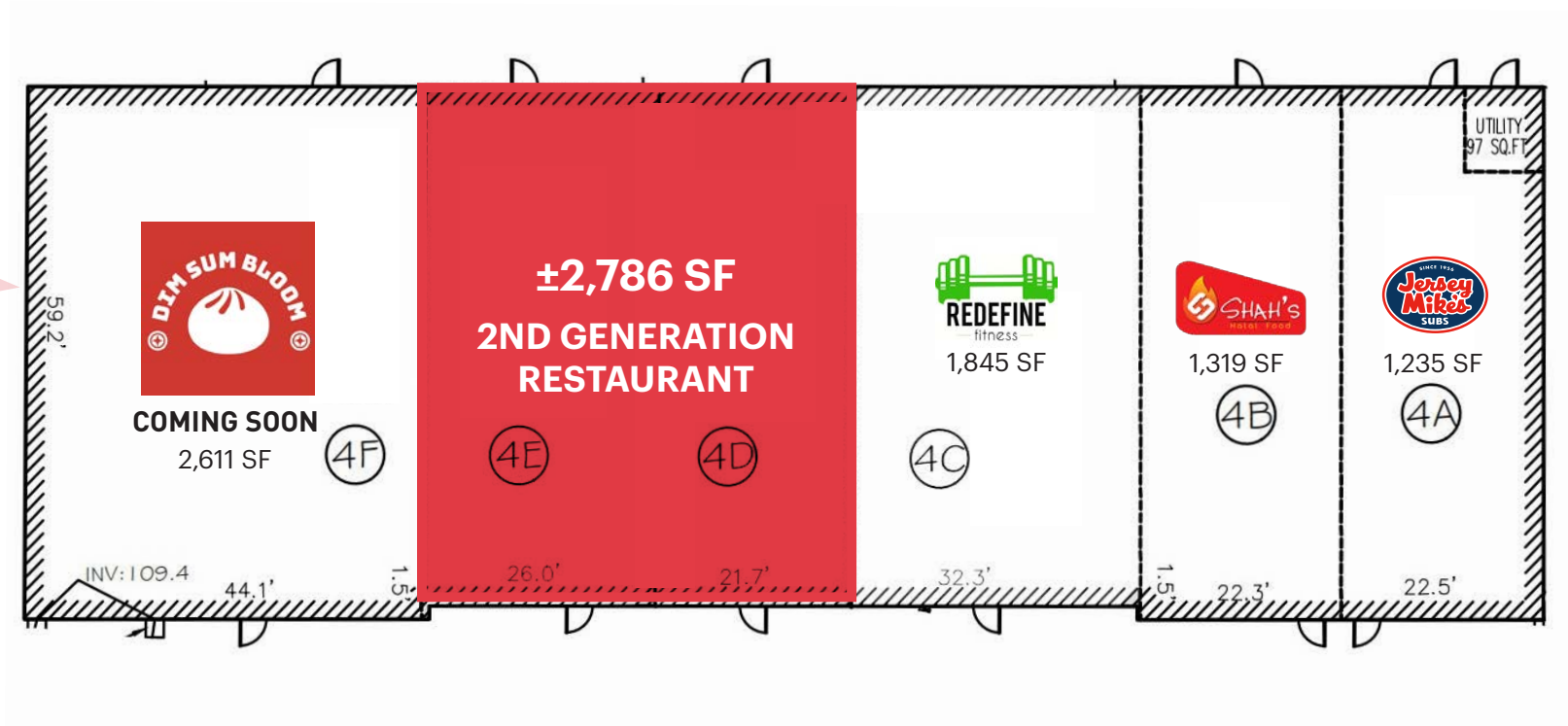


±2,786 SF
2nd Generation Restaurant

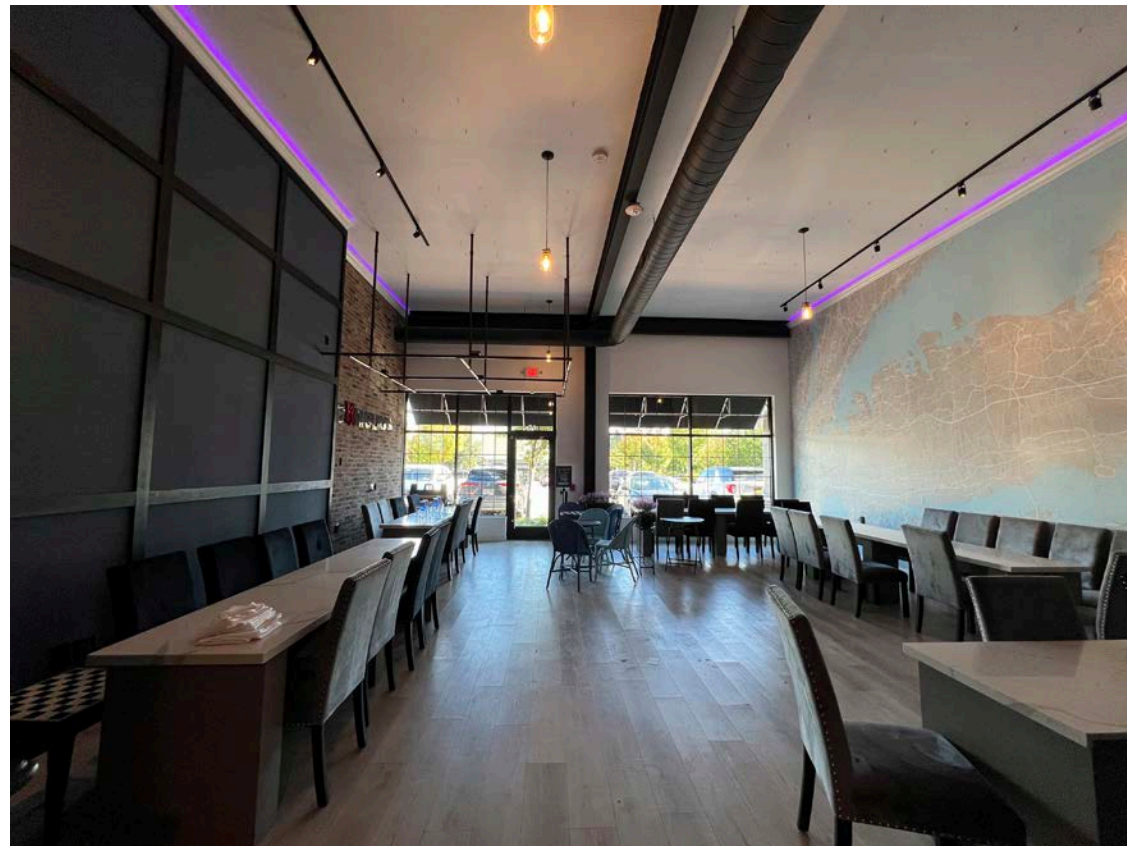
DTM SUM BLOOM
COMING SOON

170+ CAR PARKING LOT

SITE PLAN



INTERIOR PHOTOS



FULLY EQUIPPED RESTAURANT

\$100,000 IN KEY MONEY (ASKING)



PHOTOS



MARKET AERIAL



STOP&SHOP

wild & nature
Walgreens
pure barre
Starbucks

THREE VILLAGE PLAZA
ACE Hardware
CHASE
LUIGI'S PIZZERIA

18,261 VPD

SUNRISE Senior Living
ISLAND Energy Care
UNITED STATES POSTAL SERVICE

CVS pharmacy
Bank of America

THE STONY BROOK SCHOOL

STONY BROOK SQUARE

REDEFINE fitness
SHAH'S
Jersey Mike's
Sora
SÚP
DIXIE BLOOM
Teachers Federal Credit Union
Dental365
arnor CRÊPES & BUBBLE TEA
CRAFTERS COFFEES

15,446 VPD

Webster

GREEN CACTUS MEDICAL SUPPLY

LIRR STATION
Stony Brook

ST. GEORGE'S COUNTRY CLUB

STONY BROOK VILLAGE CENTER
ANN TAYLOR
LOFT
THE Crushed Olive
Sweet Mama's FAMILY RESTAURANT
CHICO'S
Madison's Niche
UNITED STATES POSTAL SERVICE

Stony Brook University

20,265 VPD

STONY BROOK UNIVERSITY HOSPITAL

1 MILE RADIUS

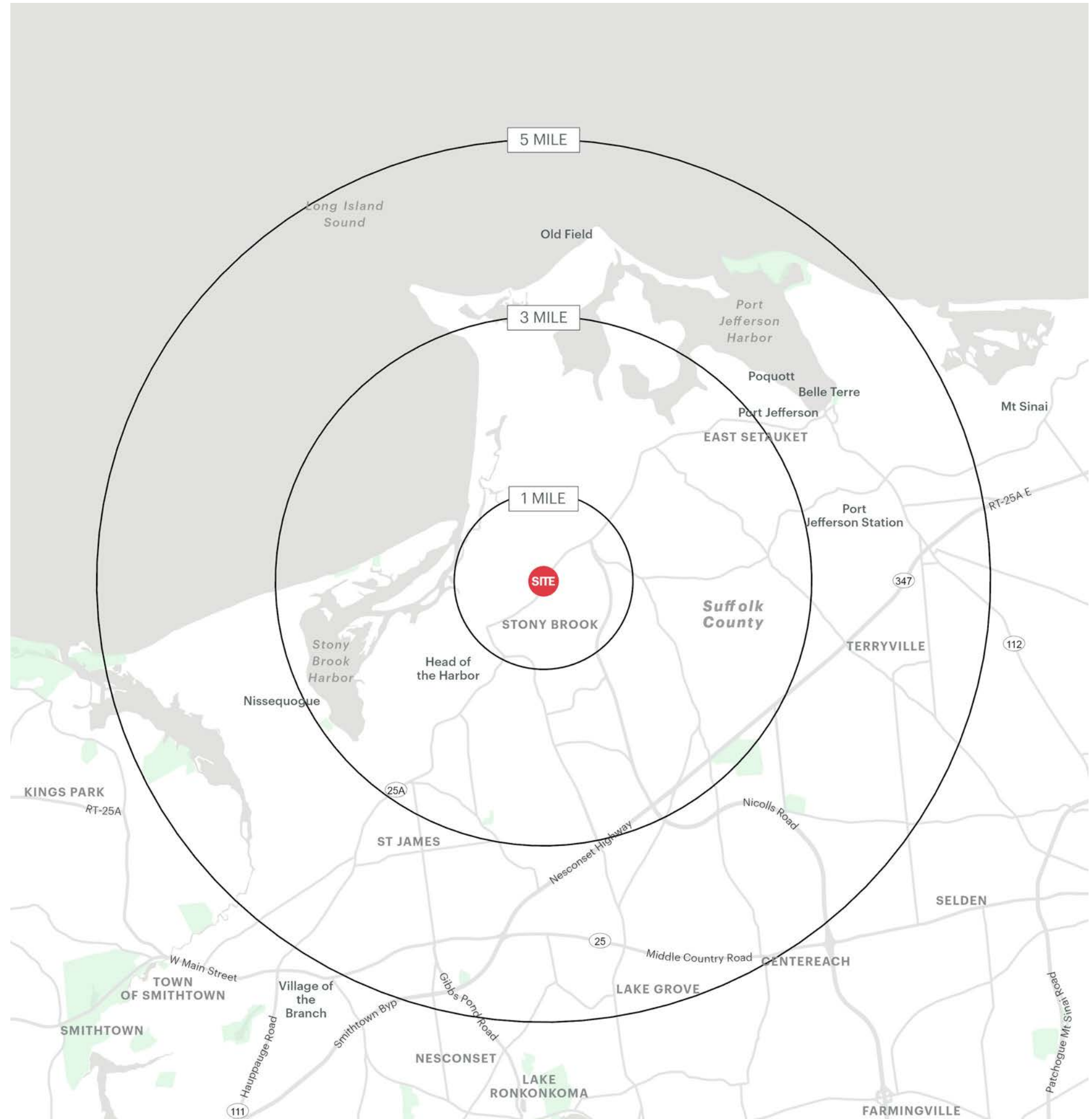
POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
15,255	3,977 - 70.0%
HOUSEHOLDS	TOTAL BUSINESSES
1,675	550
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$230,235	34,469
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$163,183	44,573

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

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RIPCO
REAL ESTATE