

Stony Brook, NY

2220 Nesconset Highway
Suffolk County, Long Island



6,838 SF

Freestanding former restaurant adjacent to strongest retail center in Stony Brook

Space Details



Size	6,838 SF Divisible
Rent	Upon request
Co-Tenants	Marshalls, HomeGoods, Burlington, AMC IMAX Theatres, Fortunoff Backyard Store, HomeSense, Planet Fitness, Lowe's Home Improvement, Best Buy, Michaels, Staples
Neighbors	Whole Foods, LA Fitness, Trader Joe's, Ulta, Old Navy, Aldi, Target, Home Depot, Stop & Shop, Costco, Wegman's, Ross, DSW, Crunch Fitness, Five Below, Jared Jewelers, Fidelity Investments, City MD, Raymour & Flanigan, Urban Air, Nordstrom Rack, Charles Schwab, Sleep Number, Club Pilates, Yoga Six, Trek Bicycles, Tropical Smoothie Cafe, Shake Shack, Qdoba, Chipotle, Panera Bread, Jinya, McDonald's, Starbucks, Miller's Ale House, Subway, Burger King, Friendly's, Burgerology, Stony Brook Medical
	Smith Haven Mall: Macy's, Dick's Sporting Goods, Barnes & Noble, Primark, Apple, Ruth's Chris Steakhouse, Cheesecake Factory, Texas de Brazil, Ruth's Chris Steakhouse, Ford's Garage, Mito, Charleys Philly Steaks, Sur La Table, Chico's, Loft, Sephora, Starbucks, Foot Locker, Bath & Body Works, Lenscrafters, Express, LL Bean, Kay Jewelers, H&M, Hollister, J.Jill, Johnston & Murphy, LEGO, Love Sac, Macy's Furniture, Golf Lounge 18

Comments	Freestanding 2nd Generation Restaurant. 60,000 vehicles per day on Route 347. Traffic light with multiple access points.
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Market Aerial

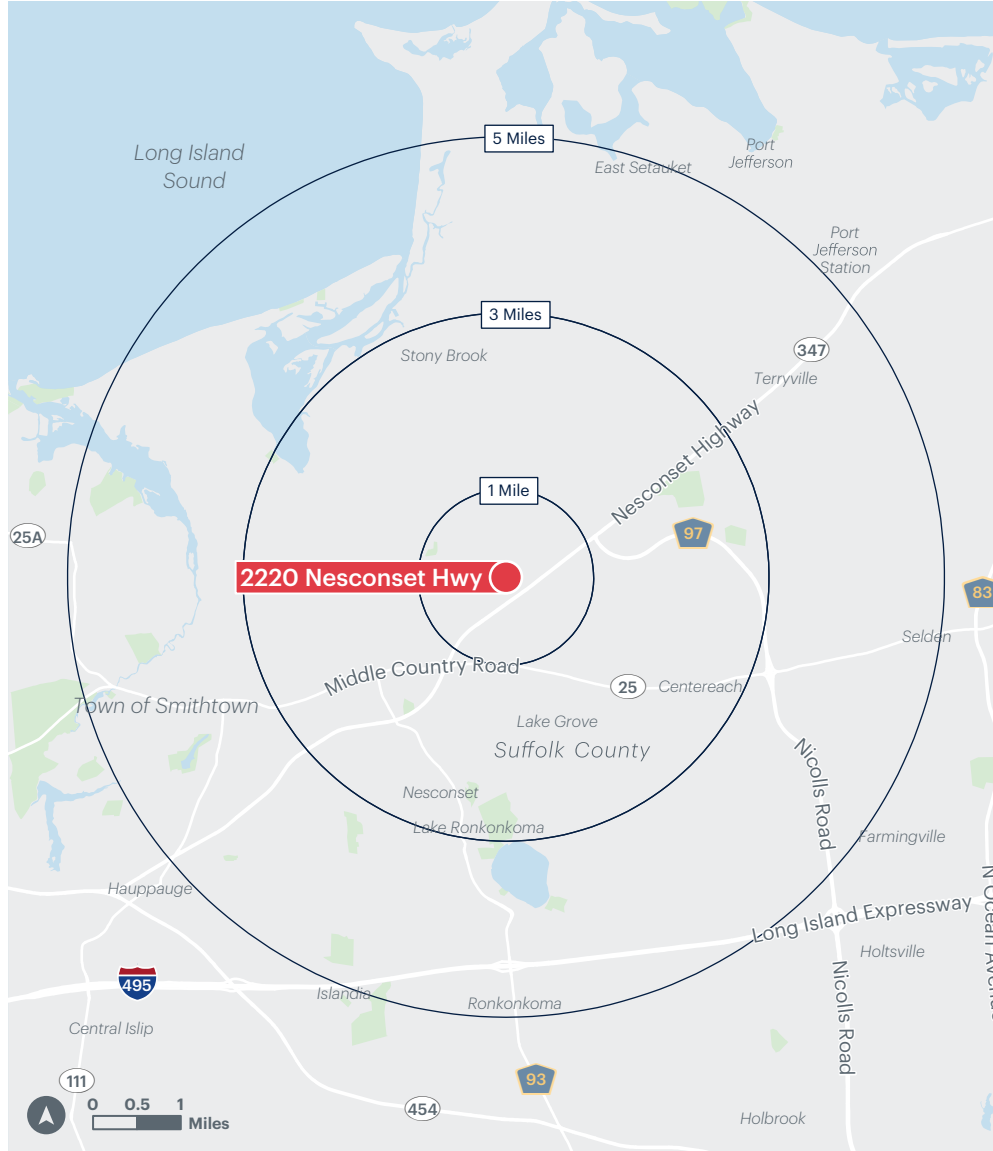


Aerial



Area Demographics

2025 ESRI Summary Report



	1 mile	3 miles	5 miles
Total Population	10,158	85,632	219,226
Total Households	3,812	25,247	71,192
Average Household Income	\$159,840	\$176,702	\$167,340
Median Household Income	\$121,347	\$141,561	\$137,489
% Population with Bachelors +	53.81%	50.16%	44.61%
Daytime Population	12,441	109,229	218,796
Total Daytime Employees	6,760	62,880	105,583
Total Businesses	610	3,300	7,960