

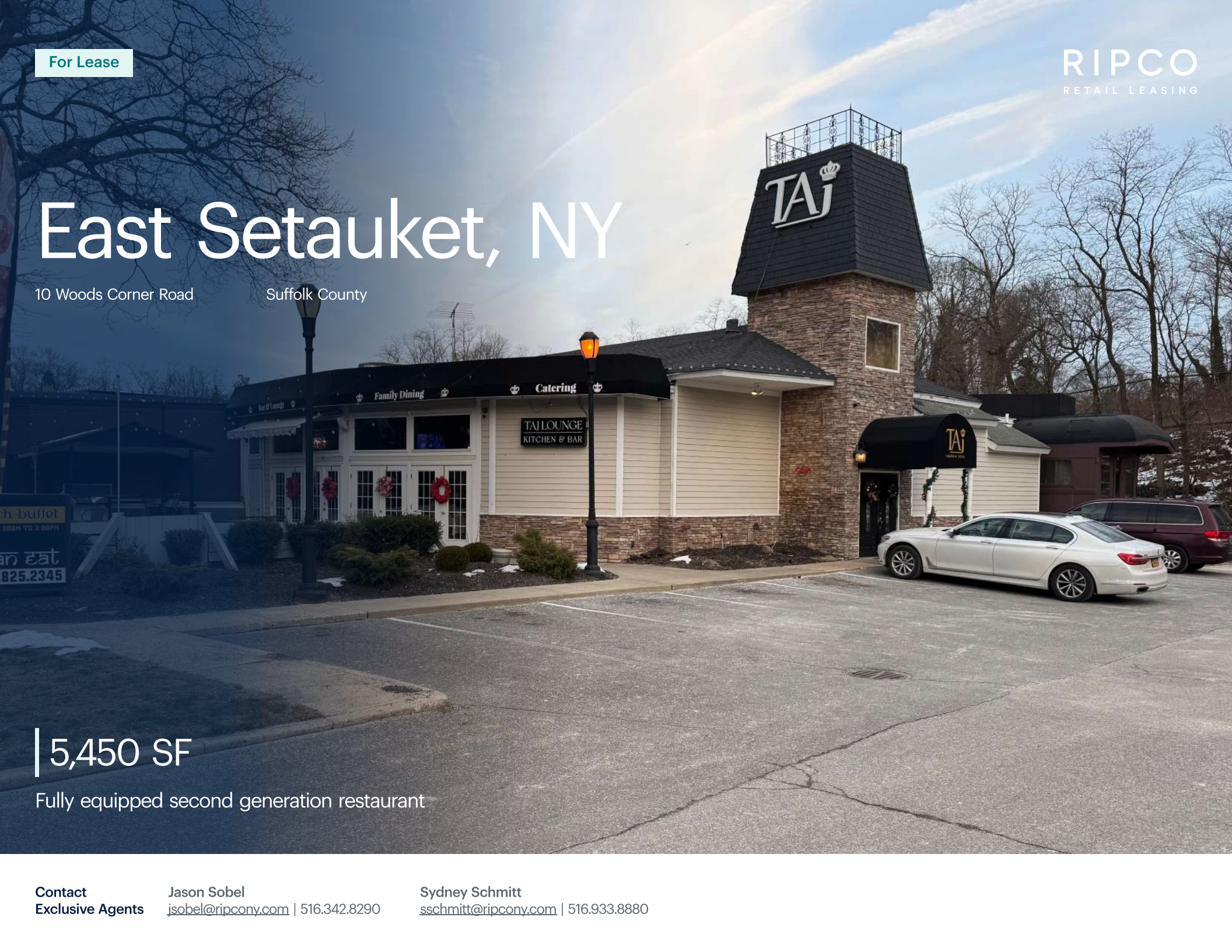
For Lease

RIPCO
RETAIL LEASING

East Setauket, NY

10 Woods Corner Road

Suffolk County



| 5,450 SF

Fully equipped second generation restaurant

Contact
Exclusive Agents

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Site Plan



Size	5,450 SF - 2nd Generation Restaurant
Rent	Upon request
Neighbors	Bliss Restaurant, Subway, CVS Pharmacy, Bank of America, Ace Hardware, Chase Bank, Luigi's Pizzeria, Walgreen's, Wild by Nature, Starbucks, Pure Barre, Stop & Shop, Shah's Halal, Jersey Mike's, Dunkin', Domino's, Druther's Coffee, 7-Eleven, Mo's Island Spice Authentic Jamaican Cuisine
Comments	Fully equipped 2nd generation restaurant space with 175 person occupancy. Visible from Route 25A. On-site parking. Less than a quarter mile from Stony Brook University. 1 mile from Stony Brook University Hospital. Adjacent to St. George's Golf and Country Club.

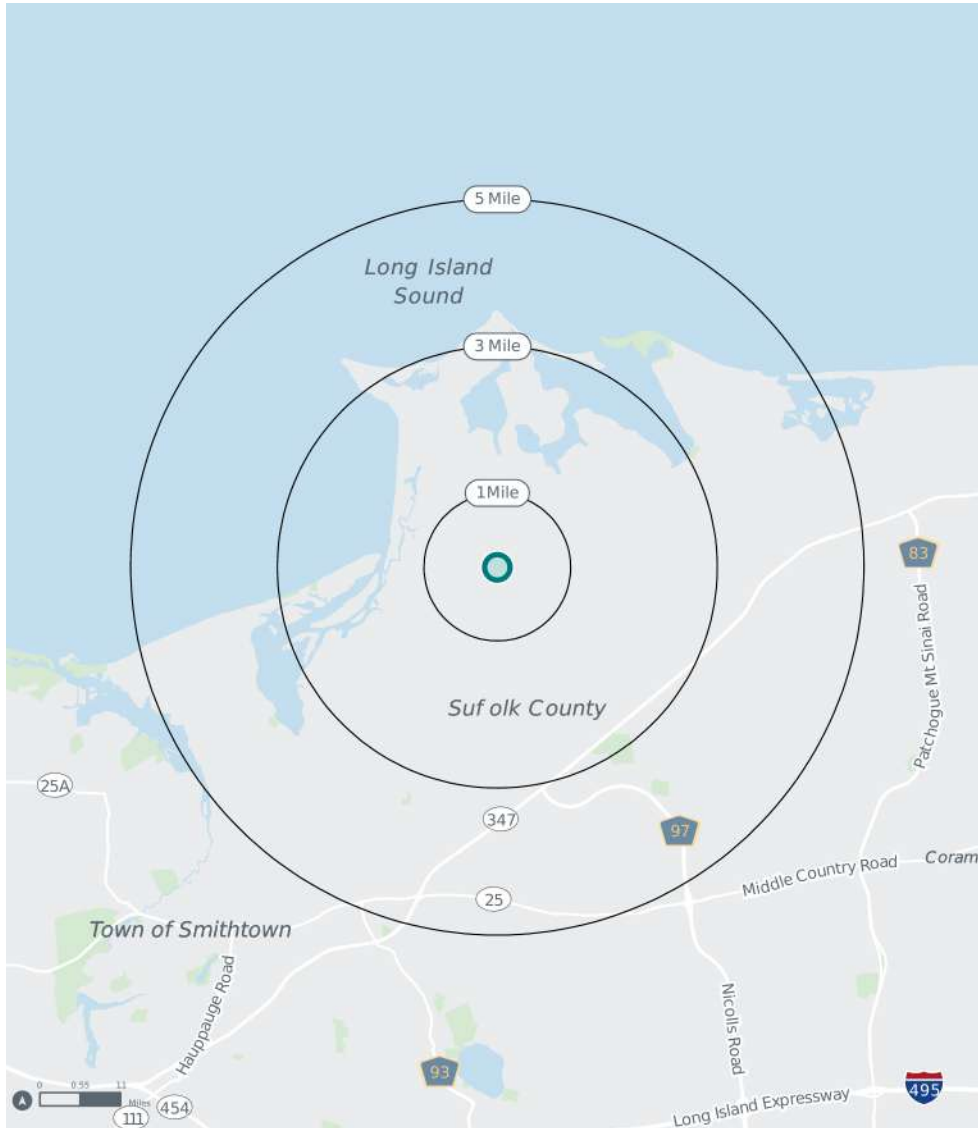
Photos



Area Retail



Area Demographics



10 Woods Corner Road, East Setauket

	1 mile	3 miles	5 miles
Population	10,227	50,259	127,297
Total Households	1,965	14,122	40,774
Average Household Income	\$230,889	\$200,733	\$175,284
Median Household Income	\$192,059	\$200,733	\$138,193
% Population with Bachelors +	74.0%	64.0%	51.0%
Daytime Population	23,529	83,771	154,286
Total Daytime Employees	17,610	56,038	86,607
Total Businesses	395	2,424	5,471