

For Lease

RIPCO
RETAIL LEASING

East Setauket, NY

10 Woods Corner Road



| 5,450 SF

Fully equipped second generation restaurant

Contact
Exclusive Agents

Jason Sobel
jsobel@ripcony.com | 516.933.8880

Sydney Schmitt
sschmitt@ripcony.com | 516.933.8880

Space Details



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



RIPCO
RETAIL LEASING

Architectural floor plan of the first floor of a building. The plan includes the following features and dimensions:

- EXIST. MECHANICAL ROOM:** Located in the top left corner, with a width of 17'-3".
- AIR HANDLER:** Located adjacent to the mechanical room.
- EXIST. MEN'S TOILET:** Located in the center-left area.
- EXIST. WOMEN'S TOILET:** Located adjacent to the men's toilet.
- EXIST. STORAGE:** Located in the top right area, with a width of 21'-2".
- WALK IN FRIDGE:** Located in the center-right area, with a width of 10'-0" and a depth of 14'-2".
- CELLAR (2285 S.F.):** Located in the bottom left area, with a width of 19'-3" and a depth of 10'-4".
- UNEXCAVATED:** Large areas on the right and bottom right of the plan.
- CRAWLSPACE:** Located in the center-bottom area.
- Dimensions:** Various dimensions are provided for different sections, including 12'-10", 5'-3", 5'-2", 4'-0", 8'-6", 8'-11", 14'-5", 10'-0", 14'-2", 2'-0", 10'-4", 20'-4", 19'-3", 10'-4", and 20'-4".

This architectural floor plan illustrates the layout of a restaurant, detailing various functional areas and their dimensions. The plan includes the following rooms and features:

- Office (200 S.F.):** Located in the top left corner.
- Exist. Dining Room (620 S.F.):** A large central area with multiple "ROOF TOP UNITS" indicated.
- Exist. Dining Room (640 S.F.):** Another large central area.
- Kitchen Prep Area:** Located on the left side.
- Kitchen (241 S.F.):** Adjacent to the prep area.
- Waiting Area (840 S.F.):** Located on the right side.
- Lounge Area:** Situated below the waiting area.
- Bar Area (211 S.F.):** Located at the bottom center.
- Exist. Dining Room (620 S.F.):** A smaller area at the top right.
- Exist. Men's Toilet:** Located near the top right dining area.
- Exist. Women's Toilet:** Located near the top right dining area.
- Pool Bar:** Located near the bottom right.
- Walk in Fridge (280 S.F.):** Located at the bottom left.
- Walk in Freezer:** Located at the bottom left, adjacent to the walk-in fridge.

The plan also shows various structural elements such as walls, doors, windows, and roof top units. Dimensions are provided for many of the rooms and areas.

1000 Woodbury Road, Suite 100, Woodbury, NY 11797 | ripcony.com
Information is from sources deemed reliable; however, accuracy is not guaranteed. Square footage is approximate; Buyer must independently verify and assumes risk for inaccuracies.

This aerial map of Stony Brook, New York, illustrates the Port Jefferson Line and its surrounding infrastructure. A red box highlights the location of 10 Woods Corner Road, situated near Stony Brook Station. The map features several callout boxes detailing business clusters:

- Stony Brook Village Center:** Includes Chico's, LOFT, Madison's Niche, United States Postal Service, and Sweet Mama's.
- Stony Brook Square:** Includes Redefine, Shave's, Jason Mize, Dental365, TFCU, and Starbucks.
- Three Village Plaza:** Includes Chase, AT&T, CVS, Bank of America, Dunkin', Verizon, Stop & Shop, Ace Hardware, Wild Nature, Walgreens, Starbucks, and Pure Barre.

Other notable locations and landmarks include Setauket Elementary School, Paul J. Gelinas Junior High School, Minnesauke Elementary School, Nassakeag Elementary School, Stony Brook University, Stony Brook University Hospital, and various parks and roads such as Main Street 25A, W Broadway, Old Town Road, Sheep Pasture Road, Pond Path, and Nicolls Road. A scale bar at the bottom left indicates distances up to 0.5 miles.

Area Demographics

2025 ESRI Summary Report



10 Woods Corner Road, East Setauket

	1 mile	3 miles	5 miles
Total 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	86,607
Total Daytime Employees	17,610	56,038	86,607
Total Businesses	395	2,424	5,471