

West Center

New York-Newark-Jersey City, NY-NJ-PA

40.9186, -73.0849

198-250 Route 25A | East Setauket, NY 11733



Center Size: 41,920 SF



Demographics	1 Mile	3 Miles	5 Miles
	5,500	45,765	111,404
	1,861	12,997	35,565
	\$222,704	\$182,467	\$152,458

Wild by Nature-anchored center with small shop tenants including Walgreens, Pure Barre, AT&T & Starbucks

Adjacent to Brixmor's Three Village Shopping Center in the Stony Brook retail node, West Center is within 1.5 miles of Stony Brook University, the flagship campus of the State University system of New York, home to over 27,000 students

Located on Route 25A with visibility to 18K vehicles/day and providing access to Smithtown and Long Island's transportation system, including the Stony Brook station on LIRR's Port Jefferson line

West Center serves an affluent and highly educated trade area with average household incomes of \$182K (94% over national average) and % college-educated of 61% (83% over national average) within 3 miles

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Available Space

250 414 SF

Current Retailers

N.A.P.	Stop & Shop	0 SF
N.A.P.2	Occupied	0 SF
198	Wild by Nature Market	18,192 SF
226	Walgreens	9,300 SF
232	Pure Barre	1,600 SF
234	YK & EJ	1,350 SF
236	Crown Cleaners	1,000 SF
238	Drepan Foods	1,600 SF
240	AT&T	1,300 SF
242	Card Store	1,600 SF
244	Chico's Restaurant	1,869 SF
246	Starbucks	3,000 SF
248	The UPS Store	1,321 SF



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