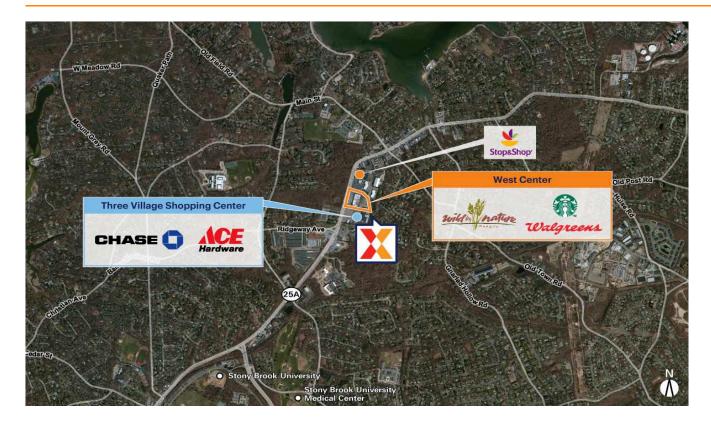
West Center

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
\wedge	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-ducated of 61% (83% over national average) within 3 miles

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Available Space

250 414 SF

Current Retailers

N.A.P. N.A.P.2 198 226 232 234 236 238 240 242 244 246	Stop & Shop Occupied Wild by Nature Market Walgreens Pure Barre YK & EJ Crown Cleaners Drepan Foods AT&T Card Store Chico's Restaurant Starbucks	0 SF 0 SF 18,192 SF 9,300 SF 1,600 SF 1,350 SF 1,600 SF 1,300 SF 1,600 SF 1,869 SF 3,000 SF
246 248	Starbucks The UPS Store	3,000 SF 1.321 SF
240	THE UPS SLUTE	1,321 31

1777