West Center

New York-Newark-Jersey City, NY-NJ



40.9186, -73.0849 198-250 Route 25A | East Setauket, NY 11733

Center Size: 42,594 SF



Demographics	1 Mile	3 Miles	5 Miles
***	5,500	45,765	111,404
A	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, with an enrollment of 26,800 students (NCES 2023)

High visibility from 23,000 vehicles daily on Route 25A/North Country Road, with access to Smithtown and Long Island's transportation system, including the Stony Brook station on LIRR's Port Jefferson line (Kalibrate 2022)

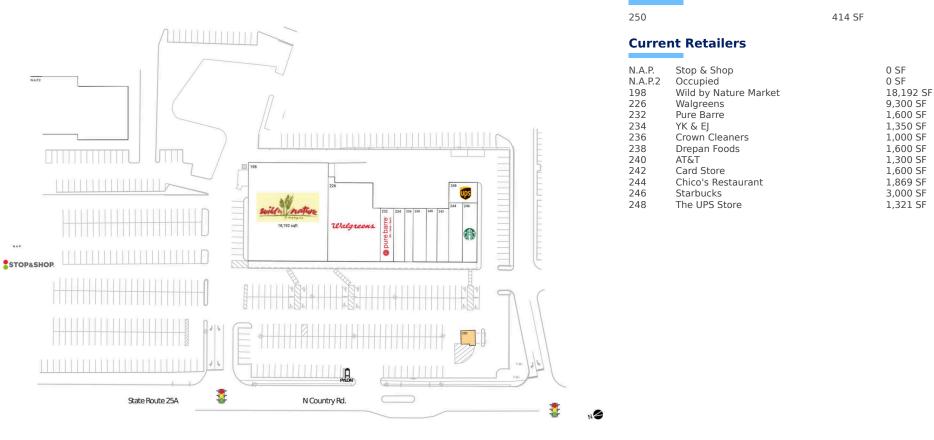
West Center serves an affluent and highly educated trade area with average household incomes of \$208K+ and 63% college-educated persons within 3 miles

BRIXMOR

West Center

New York-Newark-Jersey City, NY-NJ





BRIXMOR