

# 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 Mile	5 Mile
	5,528	45,597	111,448
	1,870	12,941	35,596
	\$238,977	\$208,412	\$178,015

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

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## Available Space

242	1,600 SF
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
244	Chico's Restaurant	1,869 SF
246	Starbucks	3,000 SF
248	The UPS Store	1,321 SF

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