Three Village Shopping Center

New York-Newark-Jersey City, NY-NJ

40.9364, -73.1089
1365-1384 Route 25A | East Setauket, NY 11733-2842

Center Size: 77,458 SF

Demographics	1 Mile	3 Mile	5 Mile
	5,773	47,112	114,212
	1,924	13,472	36,476
	$237,173	$206,166	$177,783

Adjacent to Brixmor's West Center in the Stony Brook retail node, Three Village Shopping 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)

Three Village Shopping Center serves an affluent and highly educated trade area with average household incomes of $206K+ and 63% college-educated persons within 3 miles

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)

A strong daytime population of 100,000+ within 3 miles with close proximity to Stony Brook University & 624-bed Stony Brook University Hospital & Medical Center (Dept of Homeland Security)

Nick Andreadis (631) 249-6251 | nick.andreadis@brixmor.com | BRIXMOR.com

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4113

Available Space

OPO 1	0 SF
0002	2,500 SF
0003	2,500 SF
0004	1,800 SF
0009	1,600 SF
10-11	38,955 SF
0016	1,280 SF
0019	840 SF

Current Retailers

N.A.P.	Wild by Nature Market	0 SF
N.A.P.1	Walgreens	0 SF
N.A.P.2	Starbucks	0 SF
0001	Ace Hardware	7,800 SF
0005	De Ma Liquors	2,400 SF
0006	Second Wind Sneakers	1,800 SF
0007	Luigi's Restaurant	2,500 SF
0008	Deep Blue Nail Beauty Studio	1,200 SF
12	Finishing Touch Photo	1,500 SF
0013	The Tailored Male	733 SF
0014	Setauket Floral Design	750 SF
0015	F45 Training	2,620 SF
0017	The Rolling Pin	1,520 SF
0018	Suny Laundromat	1,560 SF
0020	JP Morgan Chase	3,600 SF

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