



RETAIL SPACE

SAYVILLE, NY

STOP & SHOP PLAZA

161-225 MONTAUK HIGHWAY (ROUTE 27A)

SIZE

161 Montauk Highway - 2,200 SF End Cap
207 Montauk Highway - 1,820 SF
223 Montauk Highway - 1,050 SF End Cap

ASKING RENT

Upon Request

TAXES & CAM

Taxes: \$7.11 PSF, CAM & Insurance: \$5.51PSF

CO-TENANTS

Stop & Shop, The UPS Store, People's United Bank, Suffolk Federal, Sal's Pizzeria, Chinese, Wine & Liquors, Auto Supply, Nail Salon, Cards, Bagels, Massage & Facial Spa

NEIGHBORS

TD Bank, Friendly's, Brinkmann's Hardware

COMMENTS

Located at the N/E/C of Lincoln Avenue and Montauk Highway

Grocery anchored center

There are 7 access points into the center

End cap opportunity and inline space available

Approximately 14,445 vehicles pass this site daily

CONTACT EXCLUSIVE AGENT

JOANNE ARGENTI

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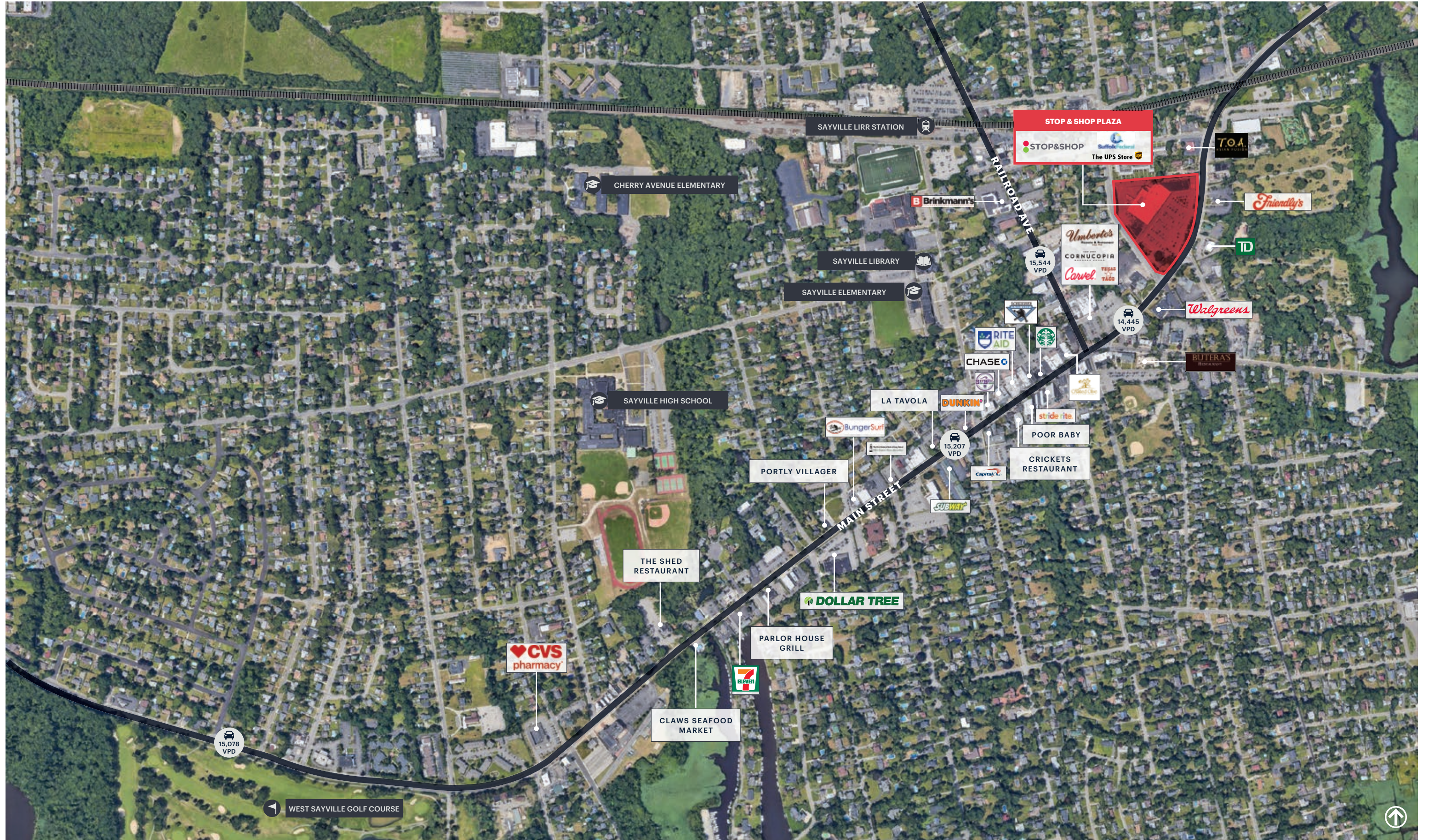
RIPCO
REAL ESTATE

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Please visit us at ripcony.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

MARKET AERIAL



AERIAL

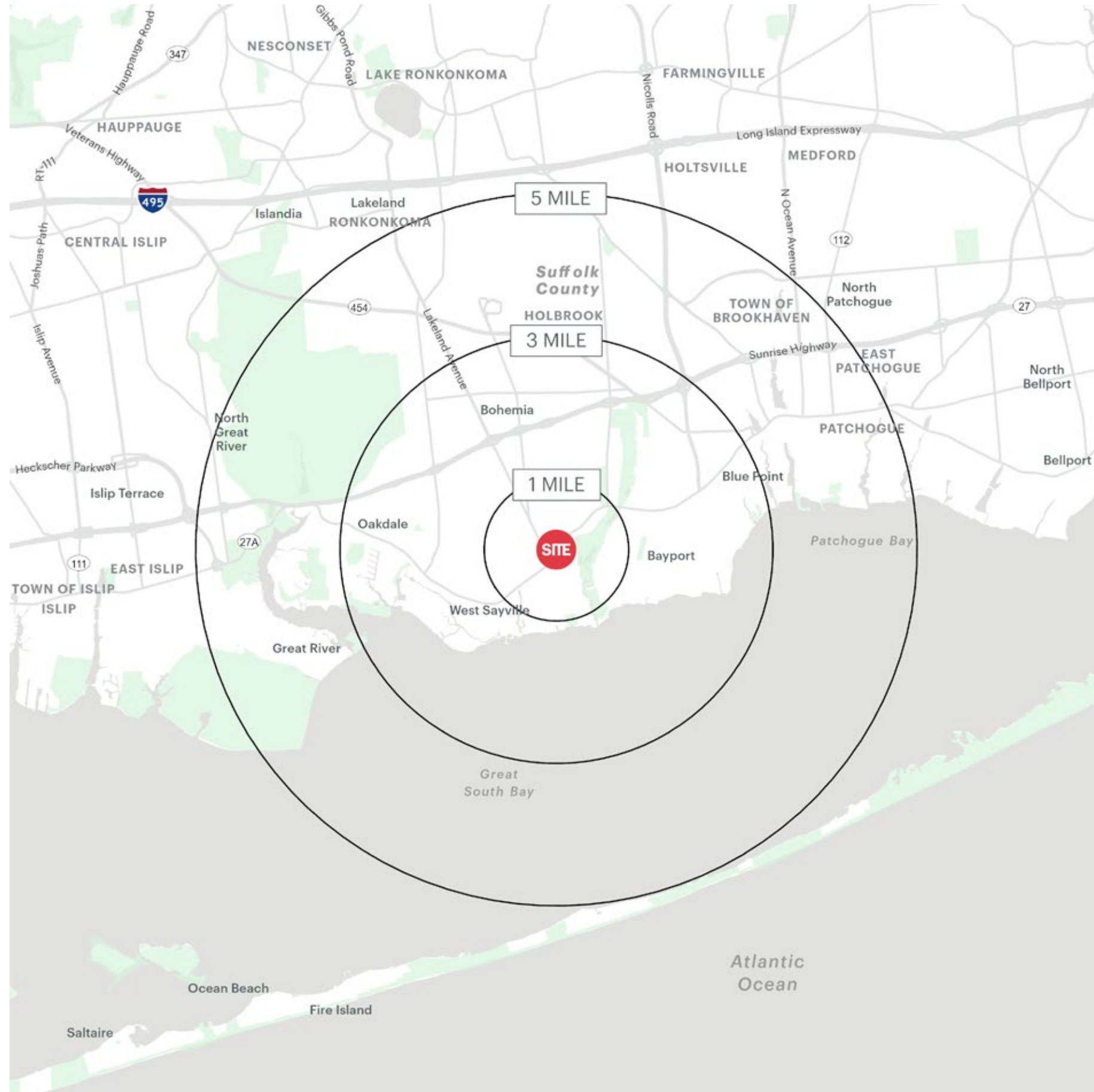


STOP & SHOP PLAZA SAYVILLE, NEW YORK

SITE PLAN



AREA DEMOGRAPHICS



1 MILE RADIUS

POPULATION

10,040

HOUSEHOLDS

3,599

AVERAGE HOUSEHOLD INCOME

\$166,299

MEDIAN HOUSEHOLD INCOME

\$136,935

COLLEGE GRADUATES (Bachelor's +)

3,848 - 53.0%

TOTAL BUSINESSES

546

TOTAL EMPLOYEES

4,441

DAYTIME POPULATION (w/ 16 yr +)

9,406

3 MILE RADIUS

POPULATION

49,857

HOUSEHOLDS

18,541

AVERAGE HOUSEHOLD INCOME

\$144,391

MEDIAN HOUSEHOLD INCOME

\$112,112

COLLEGE GRADUATES (Bachelor's +)

16,272 - 44.0%

TOTAL BUSINESSES

2,863

TOTAL EMPLOYEES

26,216

DAYTIME POPULATION (w/ 16 yr +)

50,457

5 MILE RADIUS

POPULATION

114,343

HOUSEHOLDS

41,488

AVERAGE HOUSEHOLD INCOME

\$137,646

MEDIAN HOUSEHOLD INCOME

\$107,646

COLLEGE GRADUATES (Bachelor's +)

32,994 - 40.0%

TOTAL BUSINESSES

6,782

TOTAL EMPLOYEES

64,221

DAYTIME POPULATION (w/ 16 yr +)

118,682

AREA DEMOGRAPHICS

