

# MARIO'S SHOPPING CENTER

200-254 RT 25A EAST SETAUKET, NY 11733

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SVN | Realty Three Advisors, LLC | 310 Hallock Avenue, Port Jefferson Station, NY 11776

Mario

### Property Summary





OFFERING SUMMARY		PROPERTY OVERVIEW
Available SF:	1,440 - 3,200 SF	Well Maintained Neighborhood Center. Excellent Local Tenant Mix. Bank Drive Through. Access to Traffic Signal. Recently Renovated, Central HVAC. Corner Lot, Dedicated Turn Lane, Pylon Sign, Signage
Lease Rate: \$	\$4,500.00 - 4,999.00 per month (Gross)	PROPERTY HIGHLIGHTS
		Excellent Local Tenant Mix
		Bank Drive Thru, Access to Traffic Signal
Building Size:	32,000	High Income and University Community
		Long Term Tenants in Place
Renovated:	2002	
Zoning:	Retail / Office	

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# Available Spaces

**LEASE RATE:** PLEASE SEE BELOW

LEASE TYPE: Gross

**TOTAL SPACE:** 1,440 - 3,200 SF

**LEASE TERM:** Negotiable

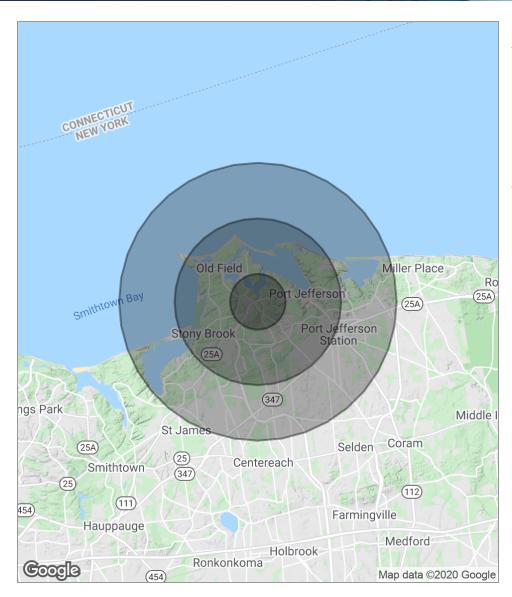
SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
222 Main Street	Strip Center	\$4,500 per month	Gross	1,440 SF	Negotiable	Basement included. Can be combined with adjacent space for a total of 2640 SF.
254 Main Street		\$4,999 per month	Gross	3,200 SF	Negotiable	

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# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,044	44,614	108,616
Median age	42.4	36.4	38.4
Median age (male)	42.1	35.3	37.3
Median age (Female)	43.2	37.6	39.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
HOUSEHOLDS & INCOME Total households	<b>1 MILE</b> 993	<b>3 MILES</b> 12,446	<b>5 MILES</b> 33,319
Total households	993	12,446	33,319

\* Demographic data derived from 2010 US Census

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