



MARIO'S SHOPPING CENTER

200-254 RT 25A
EAST SETAUKET, NY 11733

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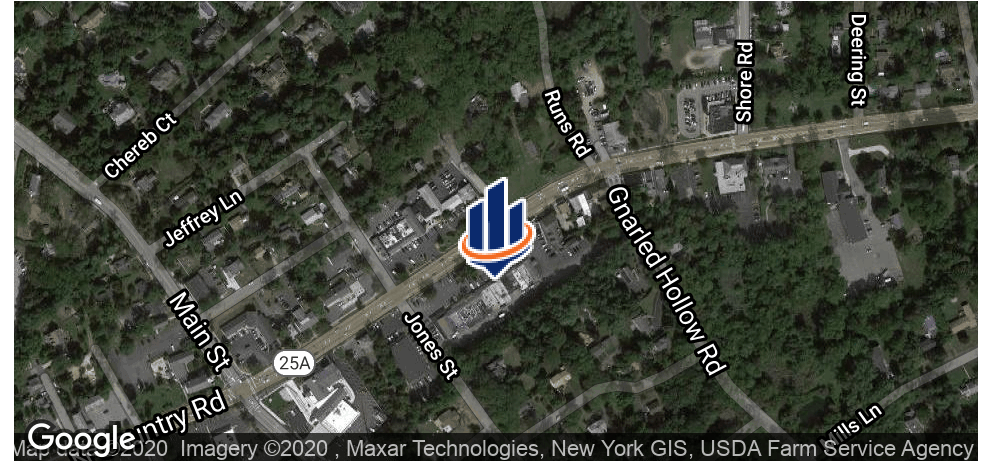
Broker

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Property Summary



OFFERING SUMMARY

Available SF:	600 - 1,440 SF
Lease Rate:	\$2,000 - 4,500 per month (Gross)
Building Size:	32,000
Renovated:	2002
Zoning:	Retail / Office

PROPERTY OVERVIEW

Well Maintained Neighborhood Center. Excellent Local Tenant Mix. Bank Drive Thru. Access to Traffic Signal. Recently Renovated, Central HVAC. Corner Lot, Dedicated Turn Lane, Pylon Sign, Signage

PROPERTY HIGHLIGHTS

- Excellent Local Tenant Mix
- Bank Drive Thru, Access to Traffic Signal
- High Income and University Community
- Long Term Tenants in Place

Available Spaces

LEASE RATE: PLEASE SEE BELOW

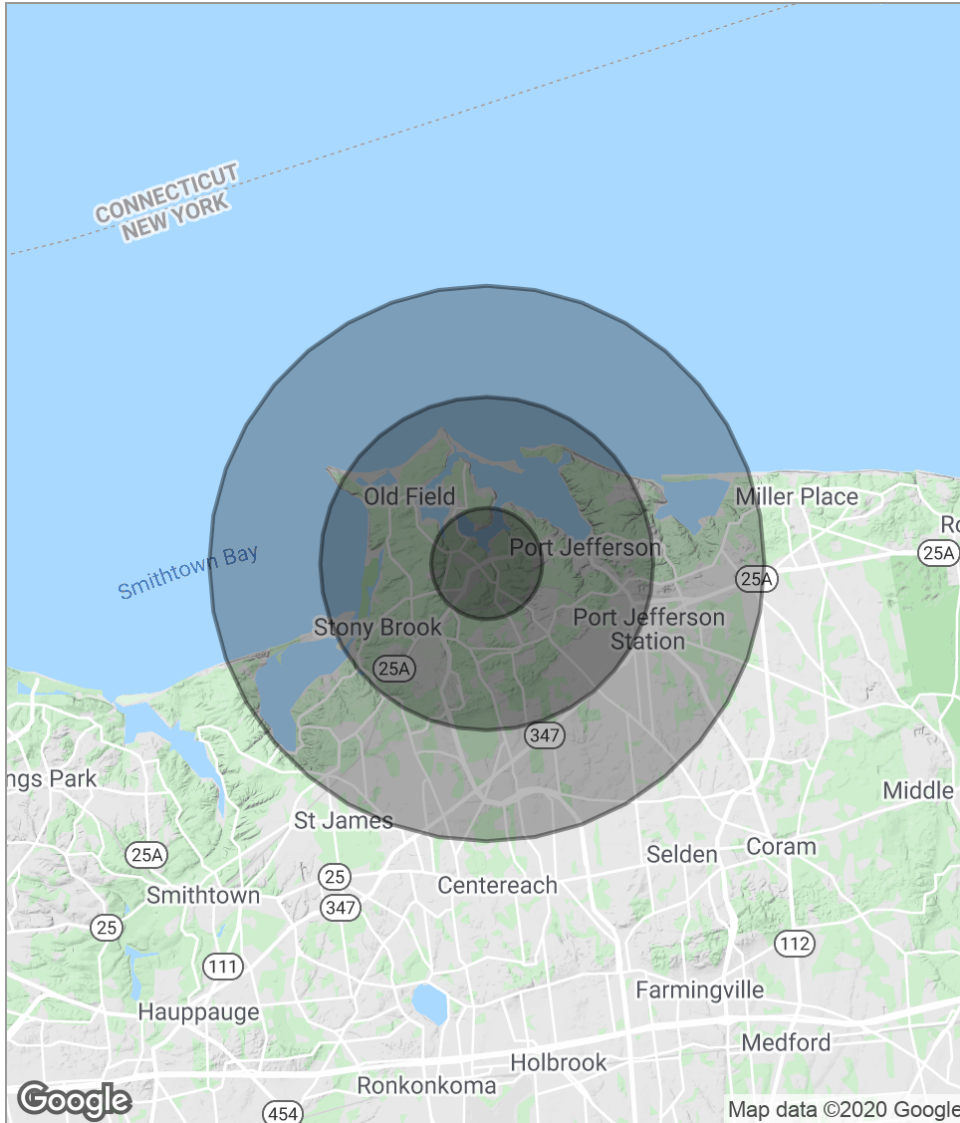
LEASE TYPE: Gross

TOTAL SPACE: 600 - 1,440 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.
244 Main St	Strip Center	\$2,000 per month	Gross	600 SF	Negotiable	Excellent dry retail space.

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
Total households	993	12,446	33,319
# of persons per HH	3.1	3.6	3.3
Average HH income	\$171,889	\$136,452	\$123,266
Average house value	\$696,033	\$560,915	\$490,916

* Demographic data derived from 2010 US Census