



# MARIO'S SHOPPING CENTER

200-254 RT 25A  
EAST SETAUKET, NY 11733

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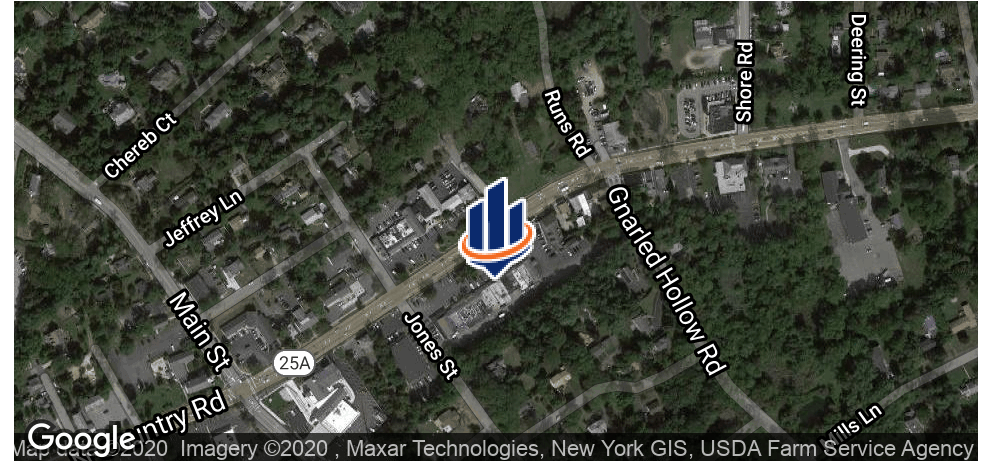
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# Property Summary



## 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

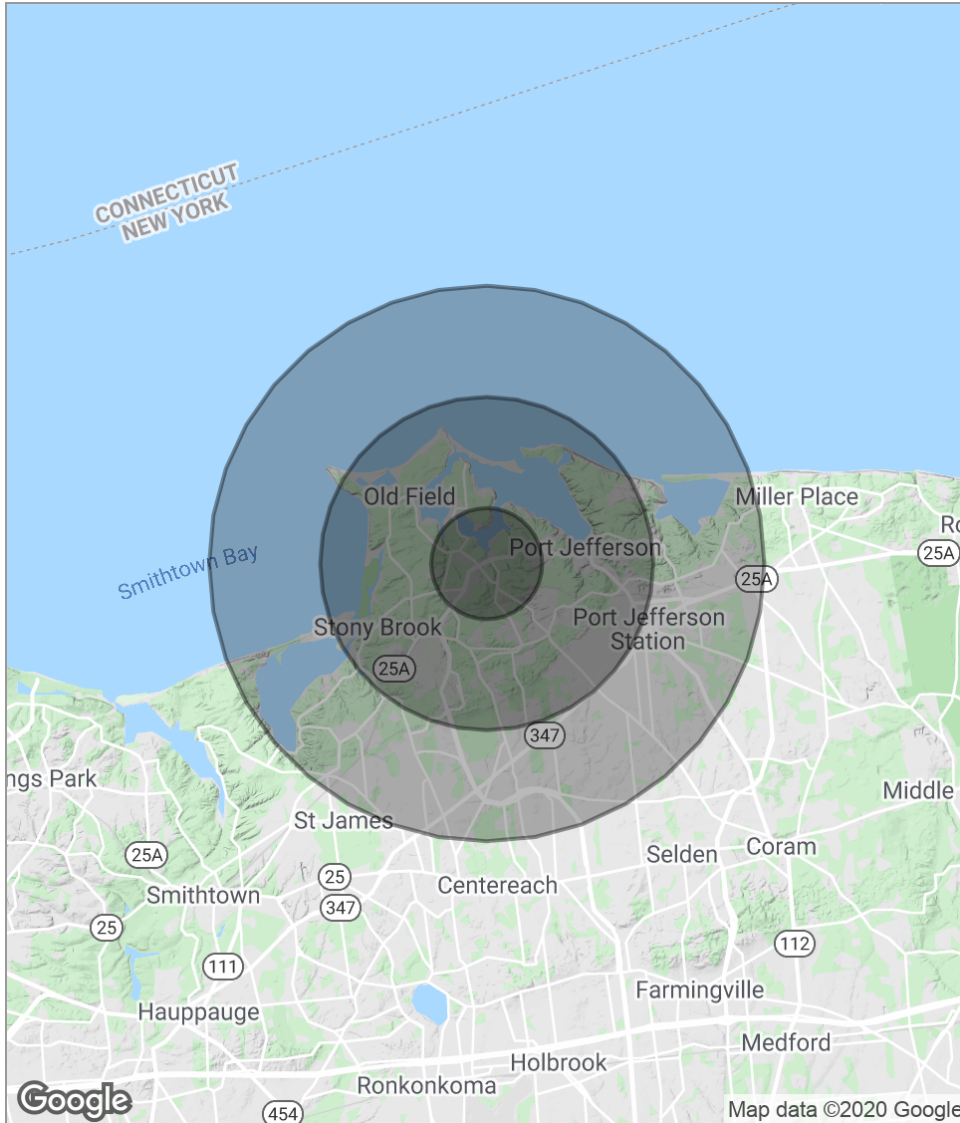
**LEASE TYPE:** Gross

**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