

# HAMPTON BAYS, NY

UP TO ± 9,000 SF FOR LEASE AT TIANA PLAZA

Breslin Realty  
DEVELOPMENT CORP.

MONTAUK HIGHWAY



DOLLAR TREE



± 2,000 SF  
AVAILABLE



REAR  
ENTRANCE

± 4,000 SF  
AVAILABLE

± 3,000 SF  
AVAILABLE

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RENDERING OF  
REAR ENTRANCE

## **SITE INFO**

### **LOCATION**

Tiana Plaza  
250 W Montauk Highway  
Hampton Bays, NY

### **AVAILABLE**

- ± 4,000 Square Feet
  - ± 3,000 Square Feet
  - ± 2,000 Square Feet
- CAN BE COMBINED FOR ± 9,000 SF

### **SHOPPING CENTER GLA**

- ± 81,000 Square Feet

### **CO-TENANTS INCLUDE**

Planet Fitness, Wild by Nature, Dollar Tree, HSBC, Domino's Pizza, Familia Bakery, Hampton Gyro & Grill, Bagel Store, Cork & Jug Liquor Store, Nail Salon, Dry Cleaners

### **COMMENTS**

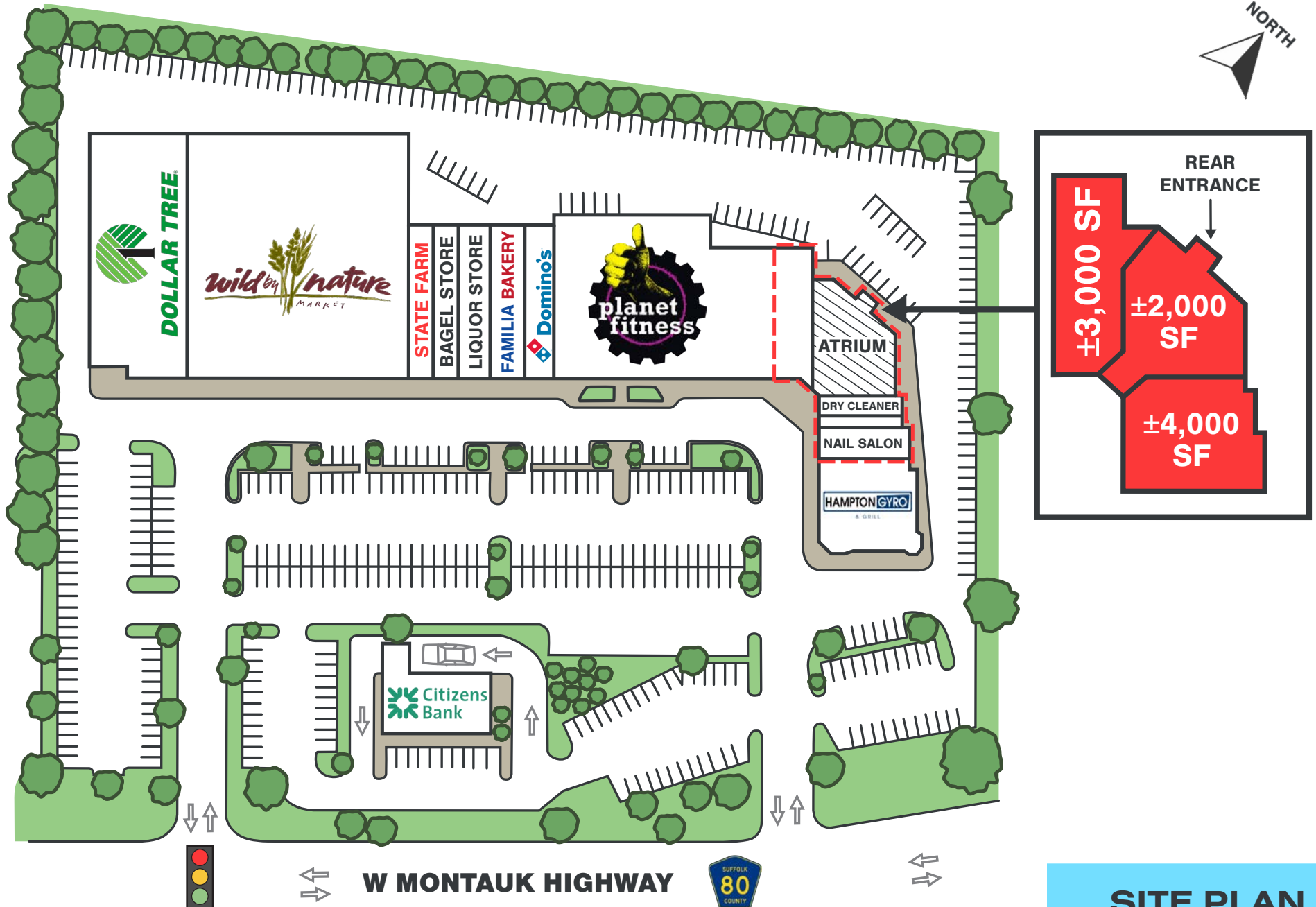
- Front and Rear Entrance
- Front and Rear Parking
- Below Market Rent
- Year-Round Center with a Summer Population Surge

**PRICE UPON REQUEST**

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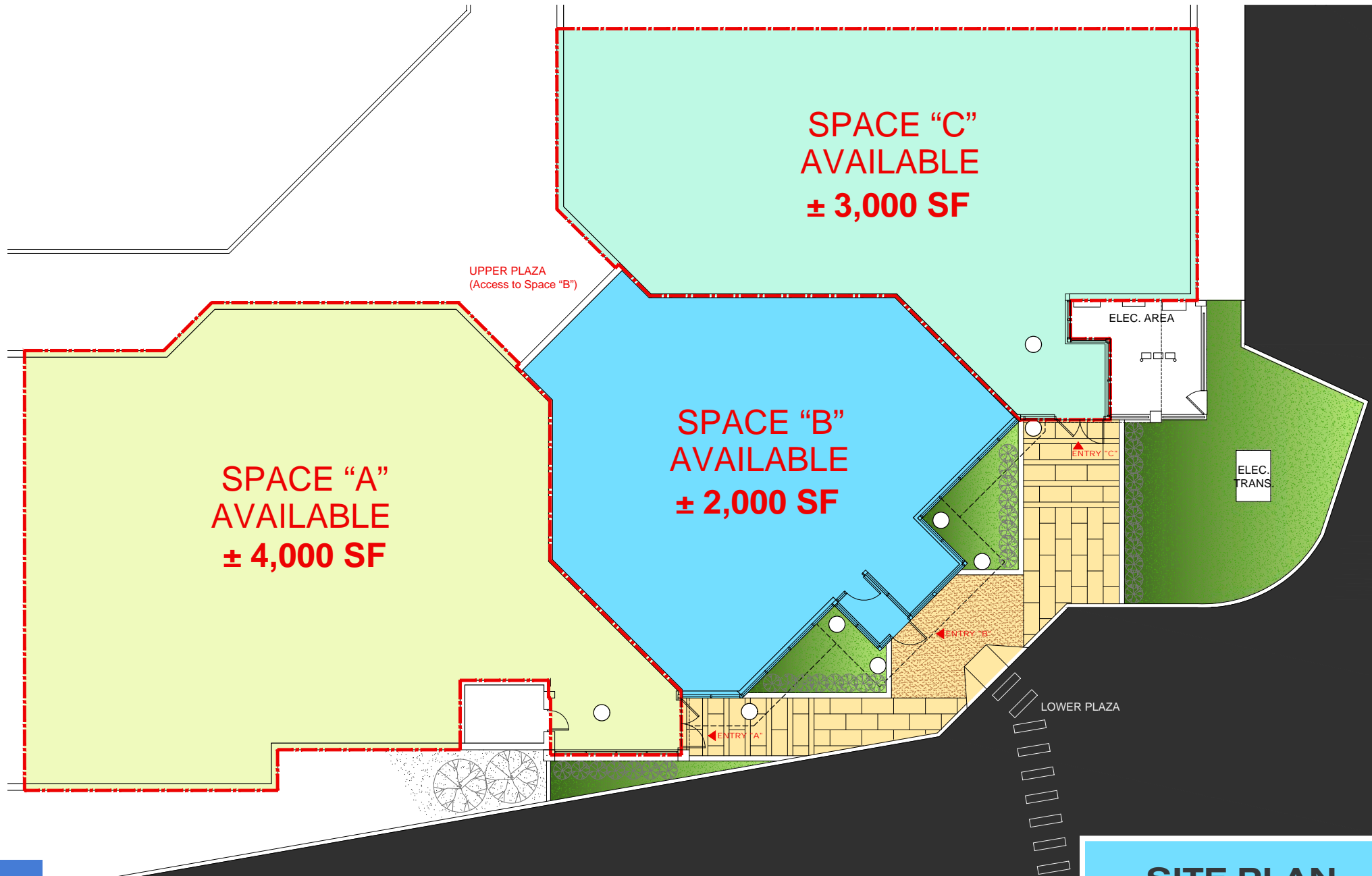


SITE PLAN

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**SPACE "A"**  
AVAILABLE  
± 4,000 SF

**SPACE "B"**  
AVAILABLE  
± 2,000 SF

**SPACE "C"**  
AVAILABLE  
± 3,000 SF

UPPER PLAZA  
(Access to Space "B")

ELEC. AREA

ELEC. TRANS.

ENTRY "A"

ENTRY "B"

ENTRY "C"

LOWER PLAZA

**SITE PLAN**

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Entry to ± 4,000 SF Space



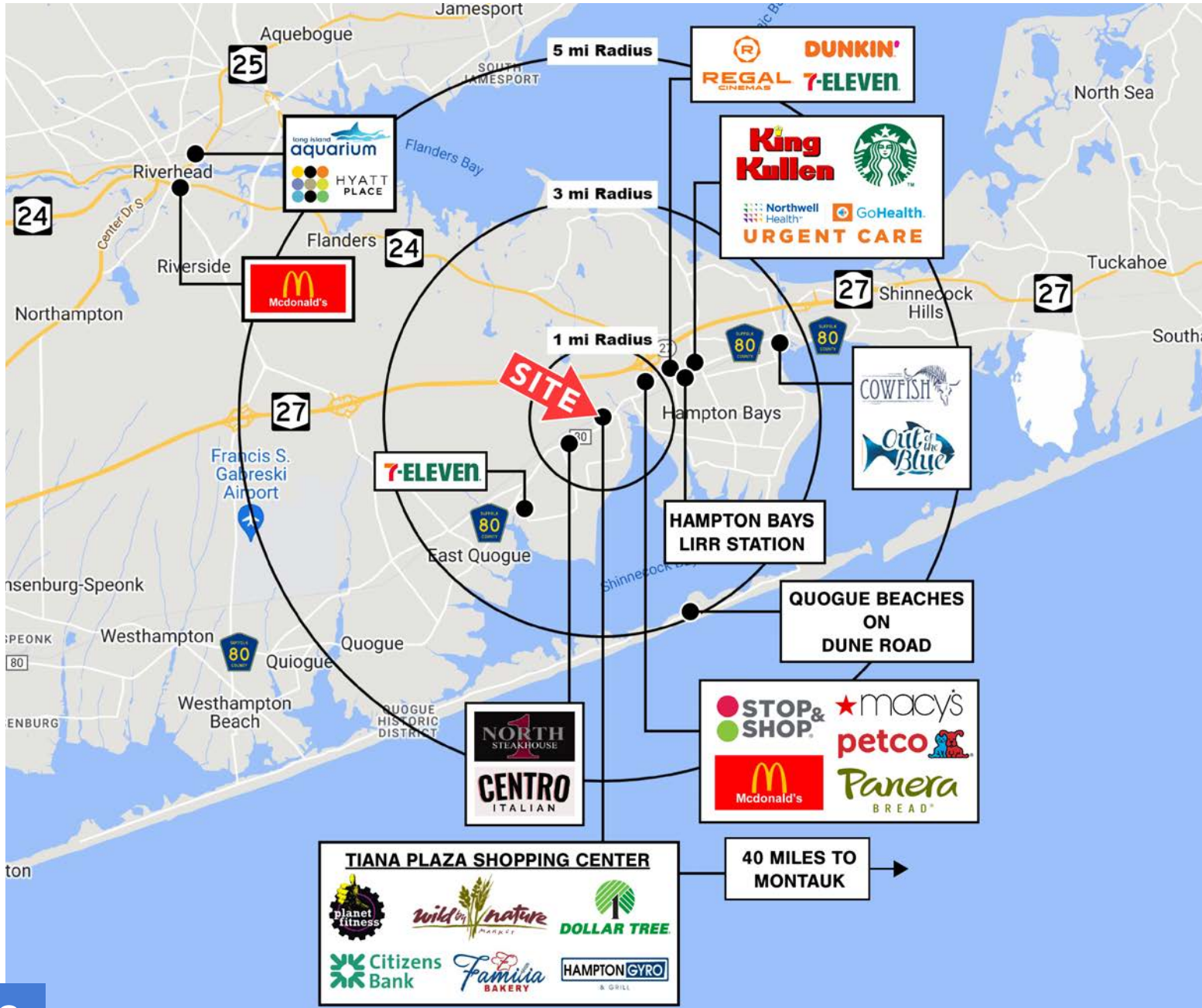
Entry to ± 3,000 SF Space

**RENDERING OF  
REAR ENTRANCE**

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## KEY DEMOS

### TOTAL POPULATION

3 Mile:	23,444
5 Mile:	33,580
7 Mile:	55,016

### HOUSEHOLDS

3 Mile:	8,115
5 Mile:	11,693
7 Mile:	19,893

### MEDIAN H.H. INCOME

3 Mile:	\$126,679
5 Mile:	\$128,860
7 Mile:	\$125,929

### TOTAL BUSINESSES

3 Mile:	793
5 Mile:	1,044
7 Mile:	2,221

### TOTAL EMPLOYEES

3 Mile:	4,465
5 Mile:	5,809
7 Mile:	15,814

### MEDIAN AGE

3 Mile:	41.6
5 Mile:	41.8
7 Mile:	42.2

All Data as of December 2023

TRADE AREA



# HAMPTON BAYS, NY

UP TO ± 9,000 SF AVAILABLE AT TIANA PLAZA

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DEVELOPMENT CORP.

**ROBERT DELAVALLE**

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