

HAMPTON BAYS, NEW YORK

Up to ±9,000 Square Feet For Lease at Tiana Plaza Shopping Center

www.breslinrealty.com



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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SITE INFO

LOCATION

Tiana Plaza (250 W Montauk Hwy)
Hampton Bays, NY

AVAILABLE

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

TIANA PLAZA 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

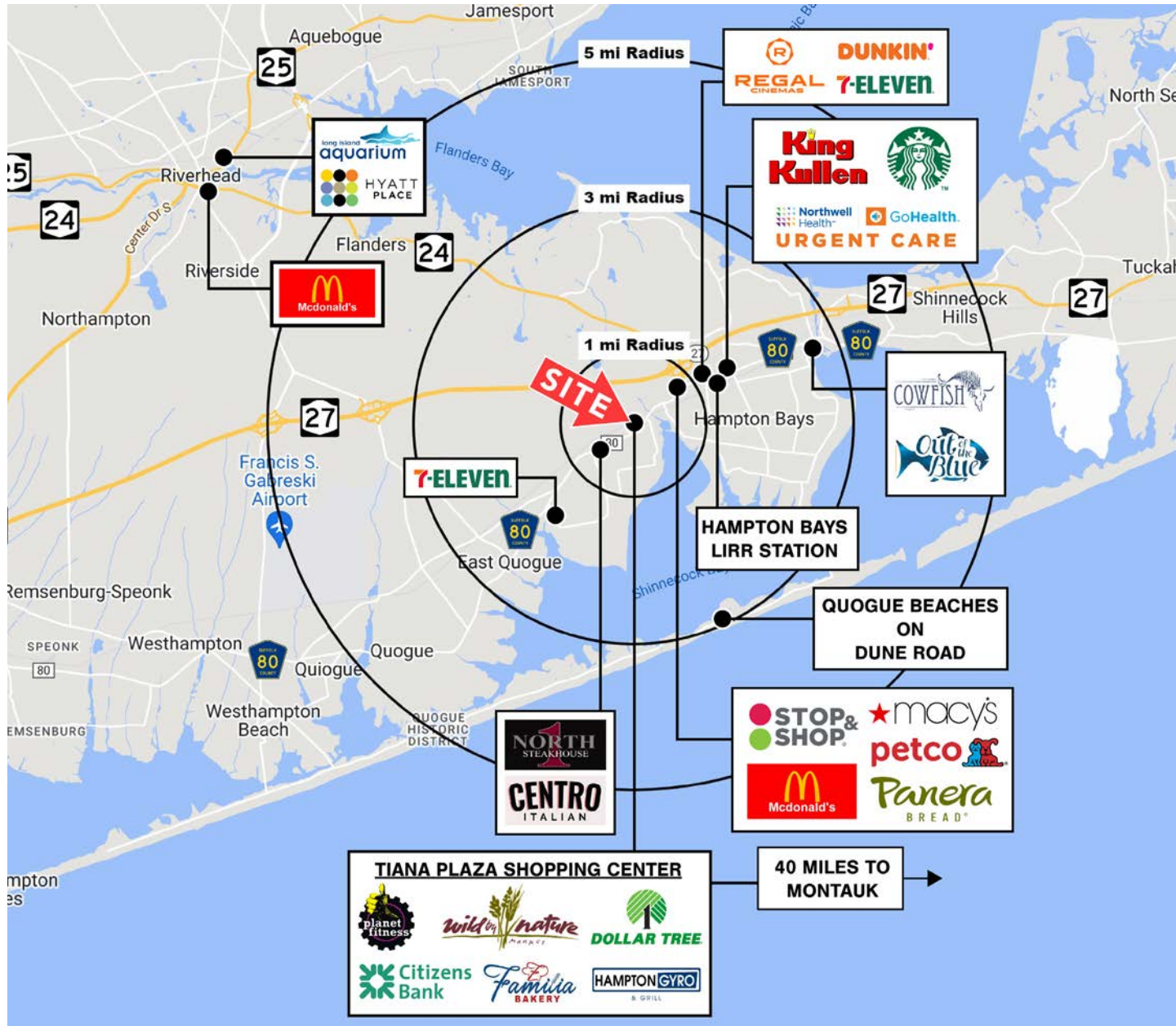
PRICE UPON REQUEST



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TIANA PLAZA INFO

- Tiana Plaza is an important year-round shopping center, servicing the needs of the area's permanent residents, as well as the summer population surge which the Hamptons are famous for.

- Below Market Rents!

- Located along the gateway to the affluent South Fork of Long Island, which serves as a popular vacation destination for New York City residents.

- Close proximity to the Hampton Bays LIRR Station, as well as the many popular beaches, restaurants and shopping districts of the Hamptons.

- 40-minute drive to Montauk

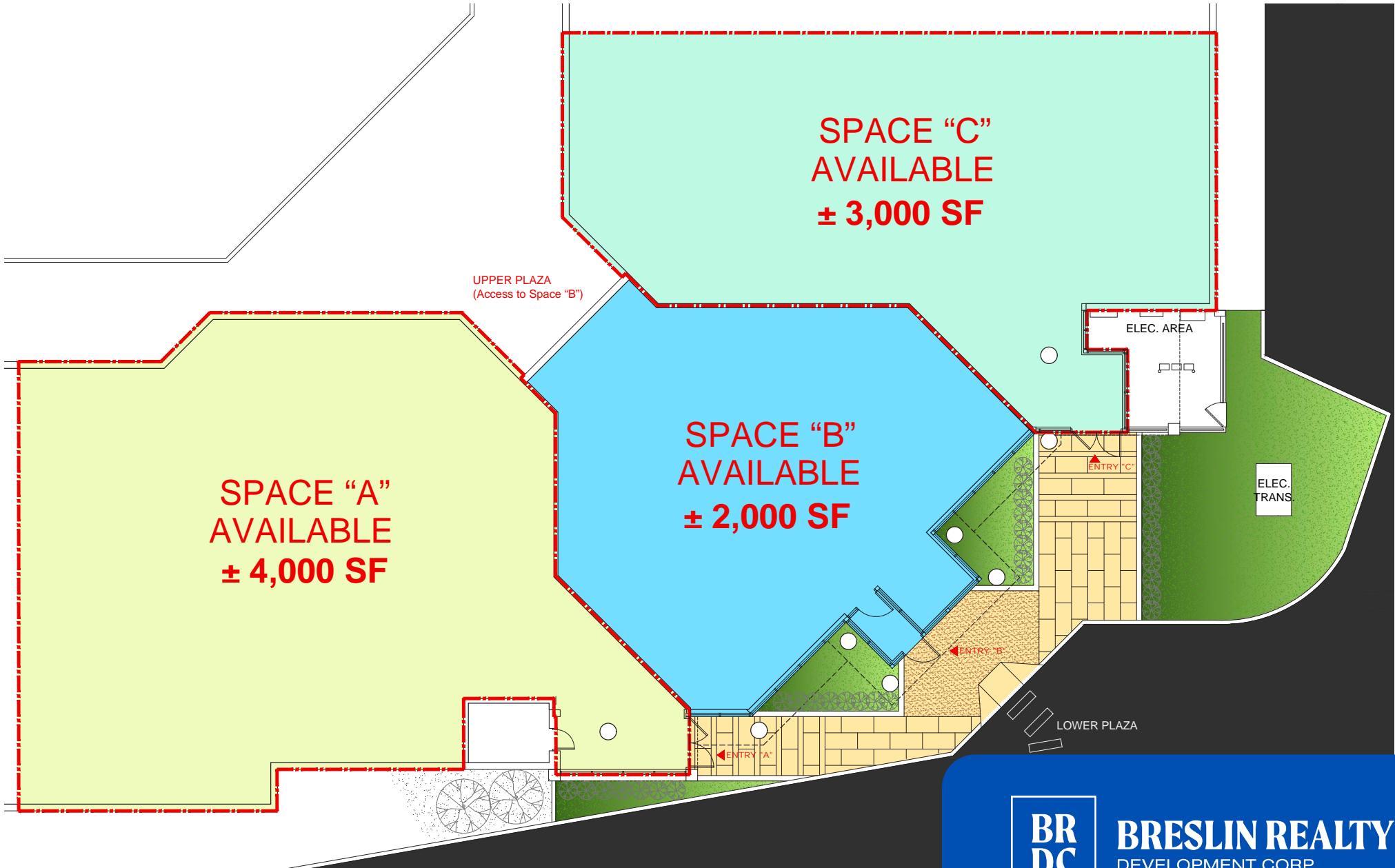


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Renderings of Rear Entrances & Signage



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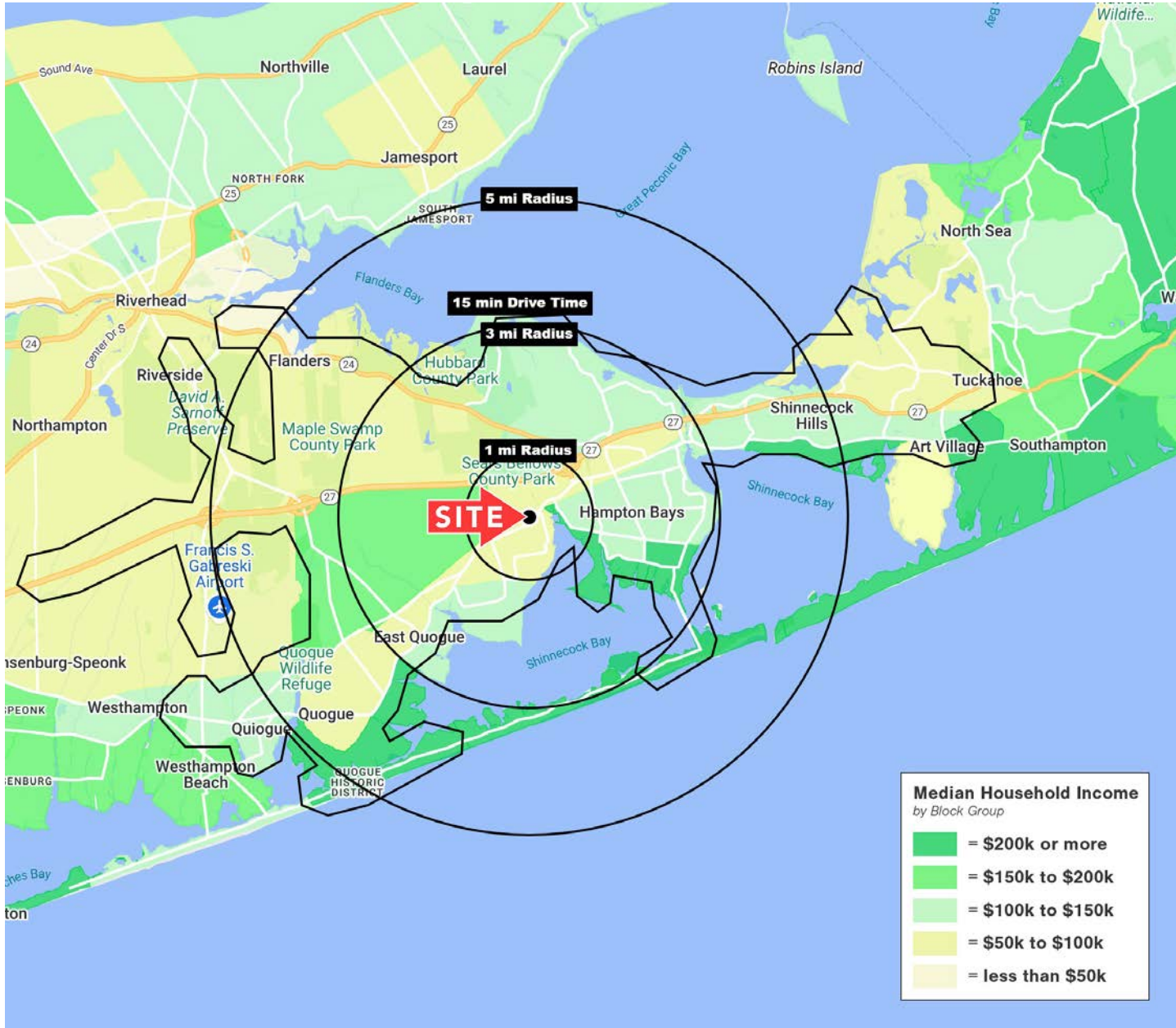


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KEY DEMOS

TOTAL POPULATION

1 Mile:	4,243
3 Mile:	23,444
5 Mile:	33,580
15 Min. Drive:	36,959

HOUSEHOLDS

1 Mile:	1,466
3 Mile:	8,115
5 Mile:	11,693
15 Min. Drive:	13,885

MEDIAN H.H. INCOME

1 Mile:	\$106,459
3 Mile:	\$126,679
5 Mile:	\$128,860
15 Min. Drive:	\$126,960

TOTAL EMPLOYEES (DAYTIME POP.)

1 Mile:	782
3 Mile:	4,465
5 Mile:	5,809
15 Min. Drive:	9,216

BUYING POWER (Households x MHHI)

1 Mile:	\$156 Million
3 Mile:	\$1 Billion
5 Mile:	\$1.51 Billion
15 Min. Drive:	\$1.80 Billion



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