

LAKE GROVE, NEW YORK

Upper Level Space For Lease at Smith Haven Plaza

www.breslinrealty.com



SMITH HAVEN PLAZA TENANTS INCLUDE:

TRADER JOE'S

**NORDSTROM
Rack**

J. CREW

OLD NAVY

**SHAKE
SHACK**



**GoHealth™
URGENT CARE**

Wild Fork™

ATHLETA



BRESLIN REALTY
DEVELOPMENT CORP.

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SITE INFO

LOCATION

2045 Smith Haven Mall
Lake Grove, NY

AVAILABLE

± 32,000 SF on Upper Level
(Dimensions: 158' x 199')

SMITH HAVEN PLAZA GLA

± 150,000 Square Feet

TRAFFIC

46,000 vehicles per day on NY-347

PARKING

± 870 Parking Spaces

TENANTS INCLUDE

Trader Joe's, Old Navy, Ulta, Men's Wearhouse, Athleta, Capital One Bank, GoHealth, The Paper Store, AT&T, Chipotle, Shake Shack, Wild Fork, and coming soon: Nordstrom Rack and J. Crew

PRICE UPON REQUEST



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AREA INFO

- Smith Haven Plaza offers exceptional visibility from NY 347, and shares an entrance with the Smith Haven Mall.
- The wide retail mix in the trade area has a base of national and regional tenants, such as Loew's Movie Theater, Whole Foods, Costco, Staples, Lowe's Home Improvement, Apple, Cheesecake Factory and more, which create a steady customer traffic.
- Smith Haven Plaza attracts shoppers from all over Suffolk County, including surrounding neighborhoods such as Stony Brook, Lake Grove, Centereach, Ronkonkoma, Smithtown, Nesconset, Islandia, and Port Jefferson.

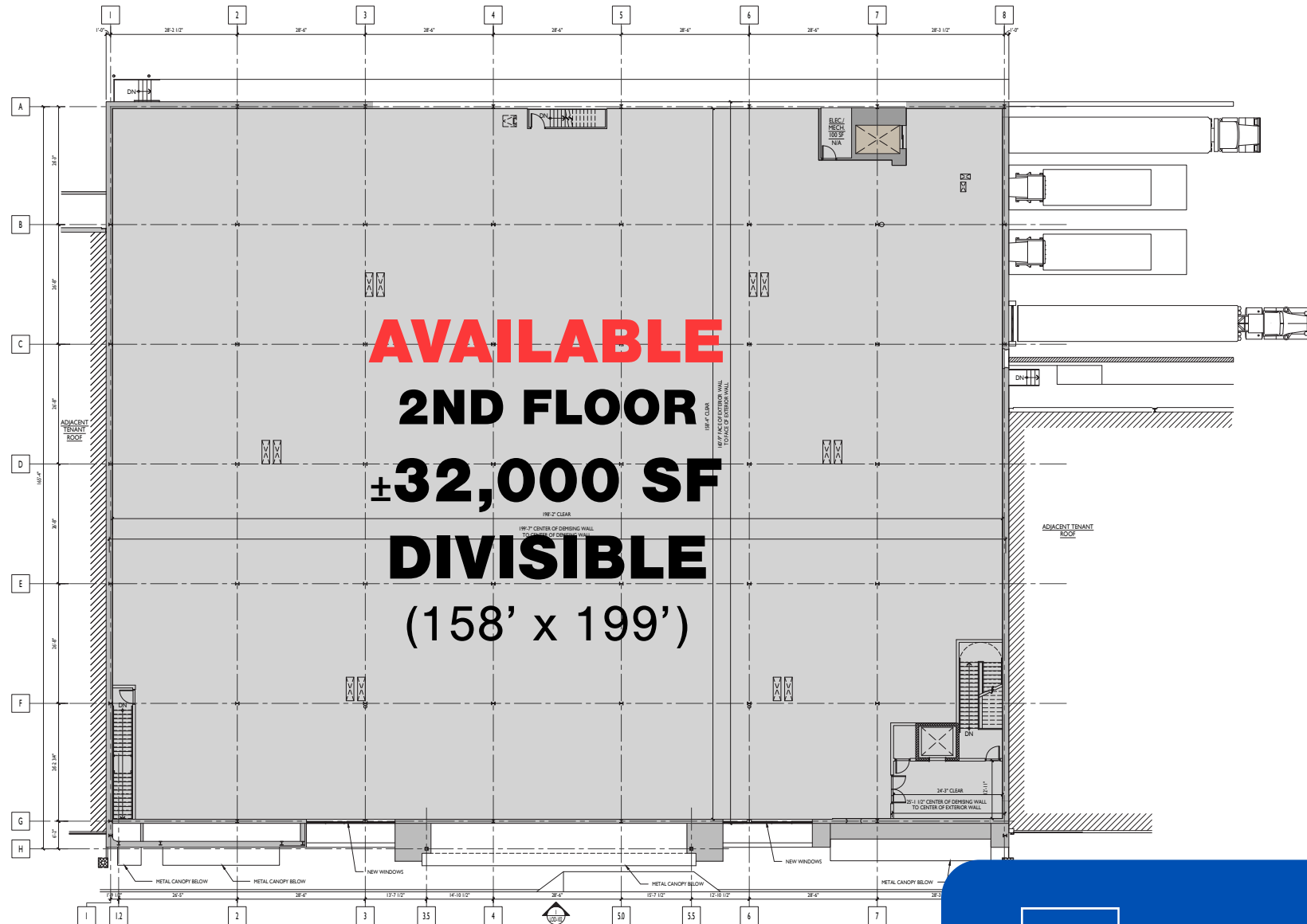


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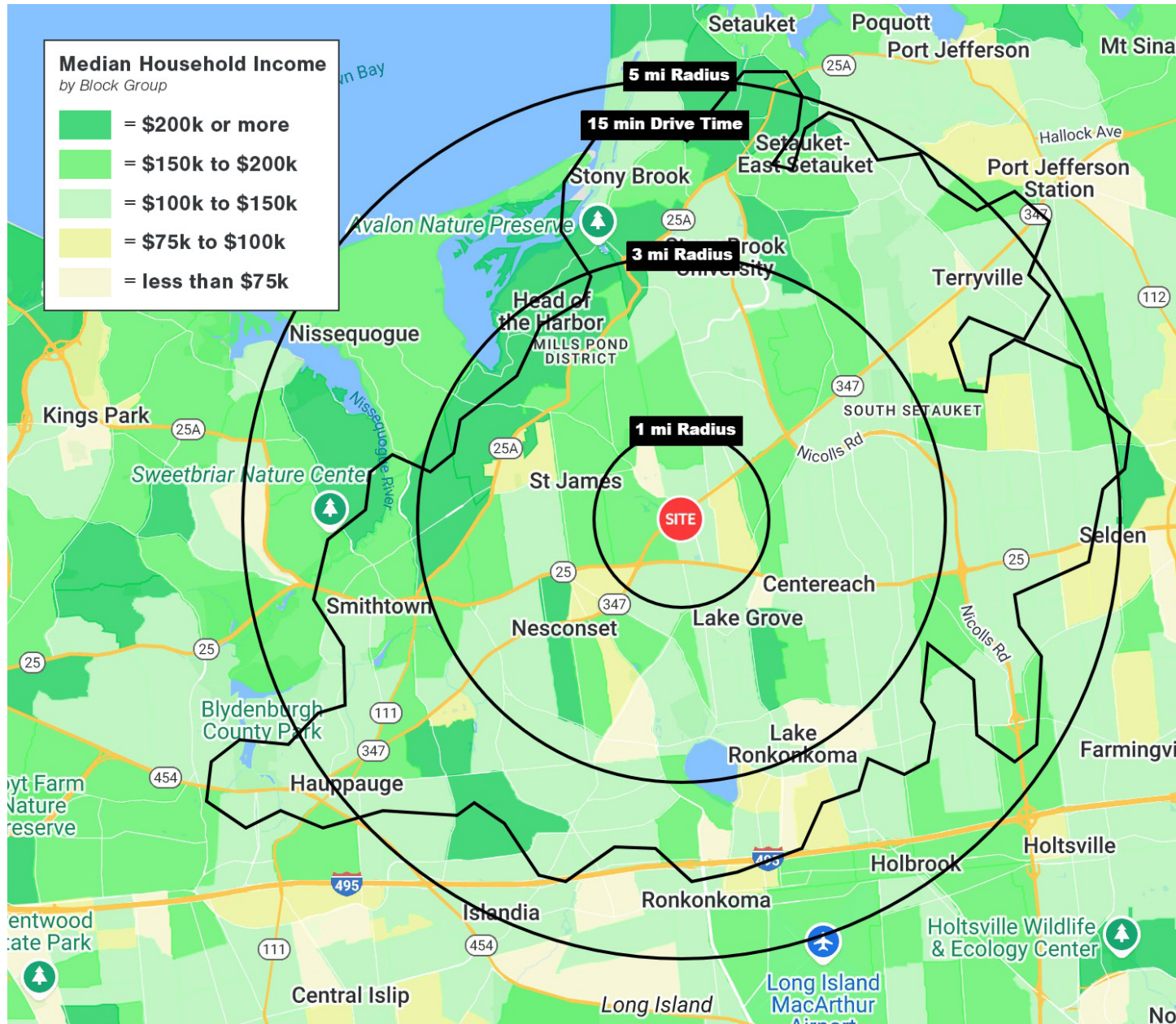
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KEY DEMOS

TOTAL POPULATION

1 Mile:	8,854
3 Mile:	81,378
5 Mile:	215,906
15 Min. Drive:	168,727

HOUSEHOLDS

1 Mile:	3,413
3 Mile:	26,548
5 Mile:	53,569
15 Min. Drive:	84,795

MEDIAN H.H. INCOME

1 Mile:	\$125,954
3 Mile:	\$142,947
5 Mile:	\$141,076
15 Min. Drive:	\$141,912

TOTAL EMPLOYEES (DAYTIME POP.)

1 Mile:	4,574
3 Mile:	26,010
5 Mile:	71,104
15 Min. Drive:	56,672

BUYING POWER (HOUSEHOLDS x M)

1 Mile:	\$429.9 Million
3 Mile:	\$3.8 Billion
5 Mile:	\$7.6 Billion
15 Min. Drive:	\$12 Billion



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