



Wild by Nature-anchored center with small shop tenants including Walgreens, Pure Barre, AT&T & Starbucks

Adjacent to Brixmor's Three Village Shopping Center in the Stony Brook retail node, West Center is within 1.5 miles of Stony Brook University, the flagship campus of the State University system of New York, with an enrollment of 26,800 students (NCES 2023)

High visibility from 23,000 vehicles daily on Route 25A/North Country Road, with access to Smithtown and Long Island's transportation system, including the Stony Brook station on LIRR's Port Jefferson line (Kalibrate 2022)

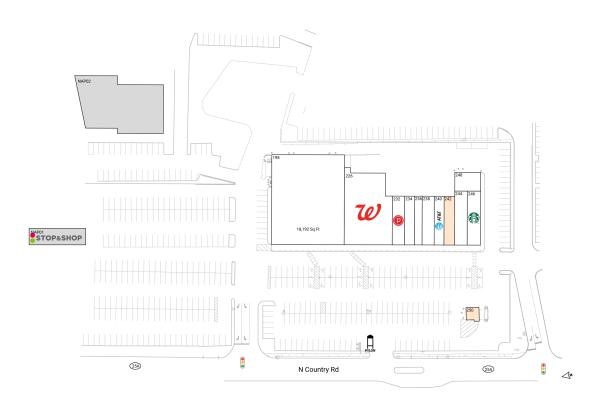
West Center serves an affluent and highly educated trade area with average household incomes of \$208K+ and 63% college-educated persons within 3 miles



West Center

Suffolk County
New York-Newark-Jersey City, NY-NJ
A3,594 Sq Ft

40.9375, -73.1093



Available Spaces

242	1,600 Sq	Ft	250	462 Sq Ft
246B	1,000 Sq	Ft		

Current Tenants Space size listed in square fee	et
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198	Wild by Nature Market	18,192
226	Walgreens	9,300
232	Pure Barre	1,600
234	Pro Nails	1,350
236	Crown Cleaners	1,000
238	Setauket Village Diner	1,600
240	AT&T	1,300
244	Chicos Tex-Mex	1,869
246	Starbucks	3,000
248	Island Packaging & Shipping	1,321
NAP01	Stop & Shop	0
NAP02	Occupied	0

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time. 1777



