

Nesconset Shopping Center

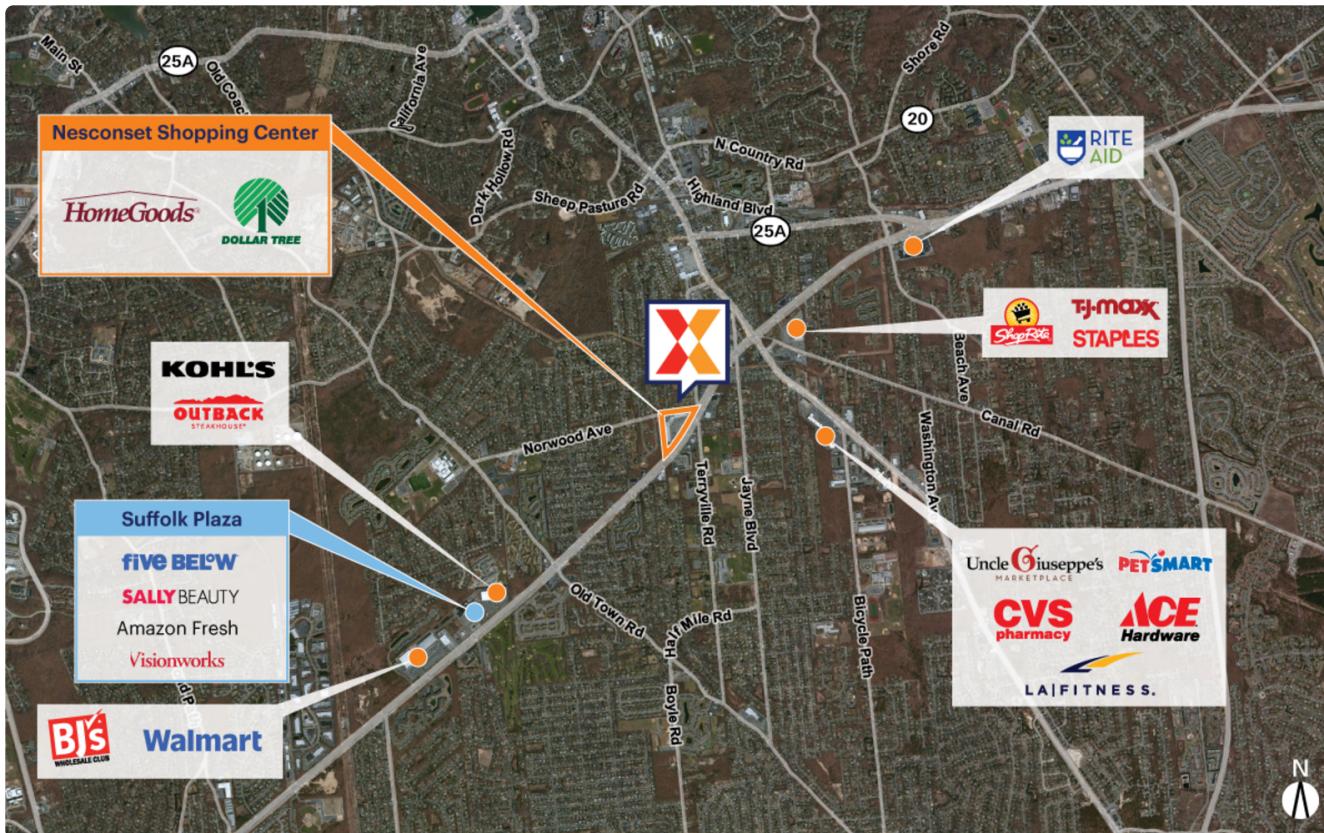
4724-5120 Nesconset Highway | Port Jefferson Station, NY 11776

Suffolk County

New York-Newark-Jersey City, NY-NJ

129,022 Sq Ft

40.9188, -73.0543



Demographics	1 Mile	3 Miles	5 Miles
Population	11,603	80,097	189,819
Daytime Pop.	11,828	75,912	232,338
Households	4,165	28,346	63,200
Income	\$144,469	\$177,017	\$173,123

Source: Synergos Technologies, Inc. 2024

Benefit from a strong lineup of national retailers including HomeGoods, Mattress Firm, Sherwin-Williams, Pets Supplies Plus, Dollar Tree, Five Guys, Aspen Dental and AT&T Wireless

Ranked in the top 10% of estimated visits to strip/convenience centers in the NY metro area (Placer 2024)

Surrounded by an affluent and highly educated trade area with an average household income of \$160,000+ and 45% college educated persons within 3 miles

High visibility from 49,000 vehicles daily on Route 347/Nesconset-Port Jefferson Hwy (Kalibrate 2022)



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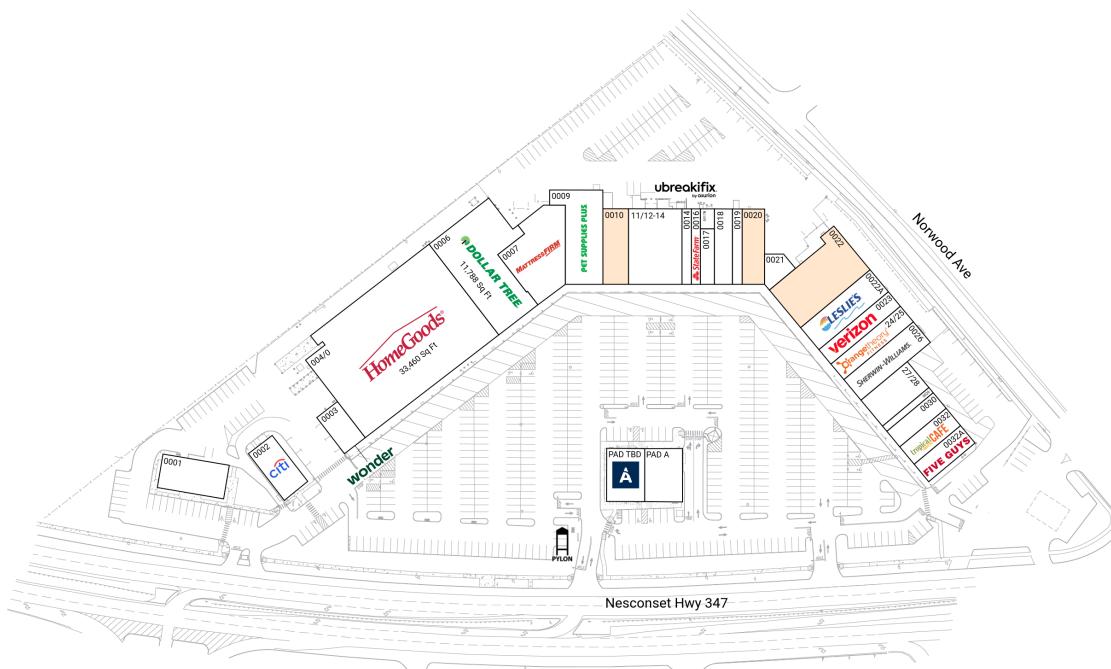
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This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions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

4112

Available Spaces

0010 3,500 Sq Ft
0020 2,000 Sq Ft

0022 7,632 Sq Ft 360°

Current Tenants

Space size listed in square feet

0001	City Med Urgent Care	4,005
0002	Citibank	3,060
0003	Wonder	2,100
004/0	HomeGoods	33,460
0006	Dollar Tree	11,788
0007	Mattress Firm	7,140
0009	Pet Supplies Plus	6,385
11/12-14	Pizza Carnival	7,000
0014	uBreakiFix	1,240
0016	State Farm	1,200
0017	Sushi by PJ	1,440
0017B	Pizza Carnival	400
0018	Better On A Bagel	2,375
0019	May Garden	1,075
0021	Studio 347	1,289
0022A	Leslie's Pool Supplies	4,560
0023	Verizon Wireless	3,000
24/25	Orangetheory Fitness	3,218
0026	Sherwin-Williams	4,260
27/28	One River School	3,200
0029	Redefine Market	720
0030	Angels Touch Nail & Lash	1,175
0032	Tropical Smoothie Cafe	2,400
0032A	Five Guys	2,400
PAD A	FourLeaf	3,500
PAD TBD	Aspen Dental	3,500

