

Three Village Shopping Center

1365-1384 Route 25A | East Setauket, NY 11733

Suffolk County New York-Newark-Jersey City, NY-NJ 77,458 Sq Ft

40.9362, -73.1091



Demographics	1 Mile	3 Miles	5 Miles
Population	5,885	47,384	114,477
Daytime Pop.	7,548	101,794	160,128
Households	1,939	13,584	36,563
Income	\$248,076	\$226,785	\$194,350

Source: Synergos Technologies, Inc. 2024

Adjacent to Brixmor's West Center in the Stony Brook retail node, Three Village Shopping 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)

Three Village Shopping Center serves an affluent and highly educated trade area with average household incomes of \$227K+ and 63% college-educated persons within 3 miles

High visibility from 21,000 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 2025)

A strong daytime population of 101,800+ within 3 miles with close proximity to Stony Brook University & 624-bed Stony Brook University Hospital & Medical Center (Dept of Homeland Security)



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Available Spaces

0002	2,500 Sq Ft		10-11	38,955 Sq Ft	360°
0003	2,500 Sq Ft	360°	0016	1,280 Sq Ft	360°
0004	1,800 Sq Ft		0019	840 Sq Ft	
0009	1,600 Sq Ft	360°	OPO 1	0 Sq Ft	

Current Tenants

Space size listed in square feet

0001	Ace Hardware	7,800
0005	De Ma Liquors	2,400
0006	Second Wind Sneakers	1,800
0007	Luigi's Restaurant	2,500
0008	Deep Blue Nail Beauty Studio	1,200
12	Finishing Touch	1,500
0013	The Tailored Male	733
0014	Setauket Floral Design	750
0015	F45 Training	2,620
0017	The Rolling Pin	1,520
0018	Suny Laundromat	1,560
0020	Chase	3,600
NAP01	Wild by Nature Market	0
NAP02	Walgreens	0
NAP03	Starbucks	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.

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