

Retail For Lease

STONY BROOK SQUARE, LLC

1111 New York 25A | Stony Brook, NY 11790

40.919958, -73.1325157



Center Size: 22,000 SF

Price	N/A
Lot Size	22,000 SF
Property Type	Retail
Property Sub-type	Retail (Other)

Stony Brook Square is a new planned 22,000 Sq. ft. prime retail center located on the North Shore of Long Island, New York. It is ideally positioned across from the main campus of Stony Brook University and the Stony Brook railroad station. In addition, the Square is within walking distance to the Stony Brook School, a private college preparatory school, Long Island Museums, and Stony Brook University Hospital. The Square offers an excellent opportunity to reach a broad base of businesses, residences, students and commuters on a daily basis.



CRAIG SCHNEIDER

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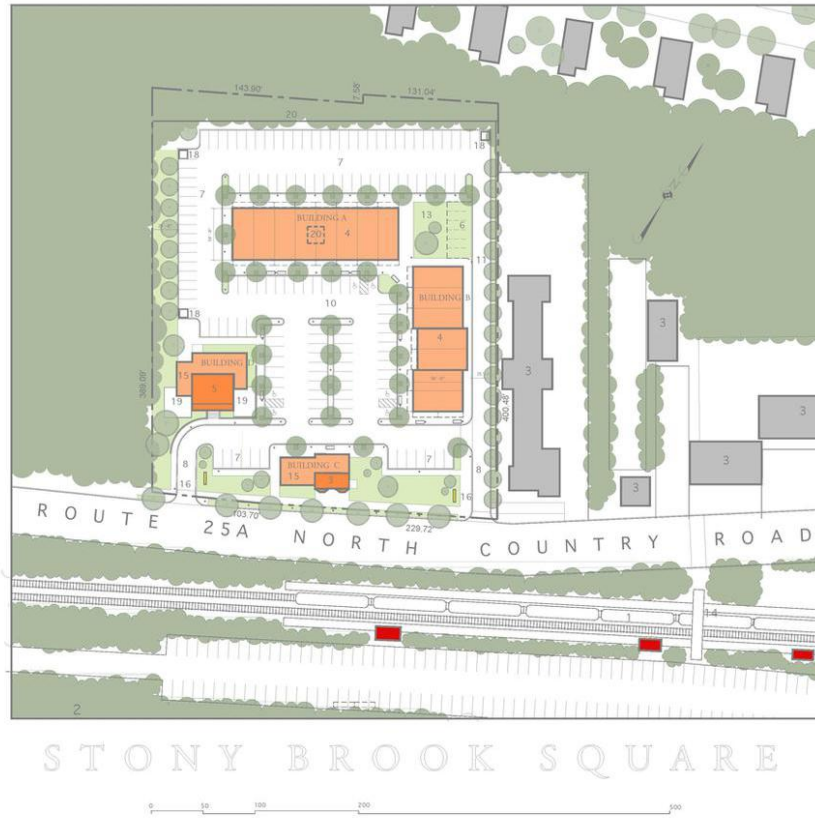
LITTLE ROCK

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LEGEND

1. STONY BROOK LEASING STATION
2. STONY BROOK UNIVERSITY BUMP
3. EXISTING RETAIL STORES 1 STORY
4. NEW RETAIL/COMMERCIAL ONE STORY
5. EXISTING CONVERTED RESIDENTIAL TO COMMERCIAL 2 STORY
6. PARKING/LAND MARKED
7. PARKING
8. ENTRY/EXIT CURB CUTS
9. ADA
10. PARKING COURT
11. SERVICE LANE
12. CLOCK TOWER/CLOCK
13. GARDEN COURT
14. PEDESTRIAN BRIDGE
15. ASSESSMENT
16. SIGN
17. FENCE
18. CURB CUTTER & ENCLOSURE
19. DRIVE TERRACE
20. SCREENING FENCE W/ PLANTING

SUMMARY

2015 AREA 2.26 ACRES
 PARKING 181 STALLS
 8 DRIVE MARKED

SQUARE FOOTAGE/PARKING RATIO:
 130 SQ. FT. PER PARKING SPACE = 21,800 SQ. FT.

EXISTING BUILDING AREA:
 BUILDING C EXISTING (GROUND FLOOR) 100,000 SQ. FT.
 BUILDING D EXISTING (GROUND FLOOR) 1,200 SQ. FT.
 SUB TOTAL 1,700 SQ. FT.

NEW BUILDING AREA:
 BUILDING A NEW 1,000 SQ. FT.
 BUILDING B NEW 7,000 SQ. FT.
 BUILDING D NEW (ADDITION) 1,500 SQ. FT.
 BUILDING E NEW (ADDITION) 1,500 SQ. FT.
 SUB TOTAL 11,000 SQ. FT.

TOTAL SQ. FT. ON SITE 12,700 SQ. FT.

TOTAL RESTAURANT GROUND FLOOR SQ. FT. 2,700 SQ. FT.
 27 PARKING SPACES BE DEDICATED TO RESTAURANT
 * PARKING FROM ADJACENT 20' WIDE PARKING AREA
 * PARKING NOT INCLUDED IN TOTAL

16,000 SQ. FT. @ 1700 SQ. FT. = 10,000 SQ. FT. (OTHER THAN RESTAURANT)
 1700 SQ. FT. @ 150 PER SPACE = 113 PARKING SPACES

113 x 20' = 2260 REQUIRED PARKING = 148 STALLS MARKED

12 ADDITIONAL SPACES (UNPAVED LAND MARKED PARKING INCLUDED)
 AVAILABLE FOR FUTURE RESTAURANT SPACE

SCHEME 7AA

OWNER: STONY BROOK SQUARE, LLC
 700 ROUTE 25A
 EAST SUFFERKILL, NY, 11730

JOHN DELAGRO, AIA
 ARCHITECT & PLANNER
 3017 11TH ST. 1ST FLR
 MUMFORD, NY, 11793

Center Size: 22,000 SF

Available Space

22,000 SF Available

Lot Size 22,000 SF

Lot Type Retail (Other)

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This site plan indicates the general layout of the shopping center and is not a warranty, representation, or agreement on the part of the landlord that the shopping center will be exactly as depicted herein.