

# Nesconset Shopping Center

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

Suffolk County New York-Newark-Jersey City, NY-NJ 129,996 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, Pets Supplies Plus, Dollar Tree, Five Guys, Aspen Dental and Wonder

Surrounded by an affluent and highly educated trade area with an average household income of \$177,000+ and 45% college educated persons within 3 miles

High visibility from 51,000 vehicles daily on Route 347/Nesconset-Port Jefferson Hwy (Kalibrate 2025)

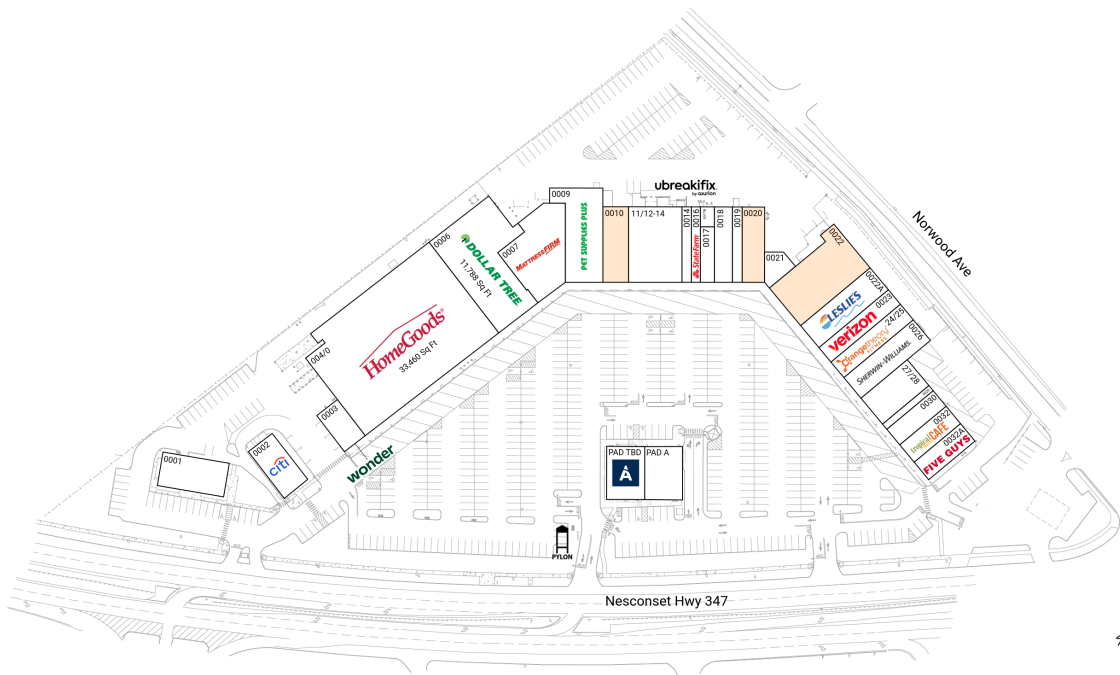


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## Available Spaces

|      |             |      |      |             |      |
|------|-------------|------|------|-------------|------|
| 0010 | 3,500 Sq Ft |      | 0022 | 7,632 Sq Ft | 360° |
| 0020 | 2,000 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 | 2,149  |
| 0032     | Tropical Smoothie Cafe   | 2,400  |
| 0032A    | Five Guys                | 2,400  |
| PAD A    | FourLeaf                 | 3,500  |
| PAD TBD  | Aspen Dental             | 3,500  |

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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