

STONY BROOK COMMONS

205 HALLOCK ROAD
STONY BROOK, NY

RETAIL SPACE FOR LEASE



PRIME RETAIL SPACE

STONY BROOK COMMONS

205 Hallock Road
Stony Brook, NY

1,001 SF
AVAILABLE
(SUITE E1)

Join Chopt, Wonder, Nothing Bundt Cakes and FedEx at Stony Brook Commons, a newly developed retail center in the heart of Stony Brook with excellent visibility, access and strong area demographics.

FLOOR PLAN



PROPERTY HIGHLIGHTS



Newly developed retail center.



Excellent visibility and access on Hallock Road.



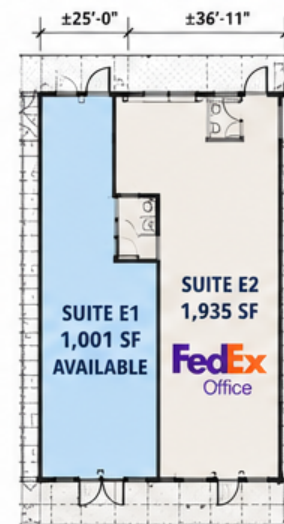
Strong demographics and established trade area.



Minutes from Stony Brook University

* FedEx Office — At Lease

SUITE E - DEMISING PLAN



ESQUIRE
PROPERTIES

CRAIG HANTGAN

Cell: 917.843.4546
ch@esquireprop.com

Property Aerial

205 HALLOCK ROAD | STONY BROOK, NEW YORK



Aerial from prior property marketing materials; surrounding uses subject to change.

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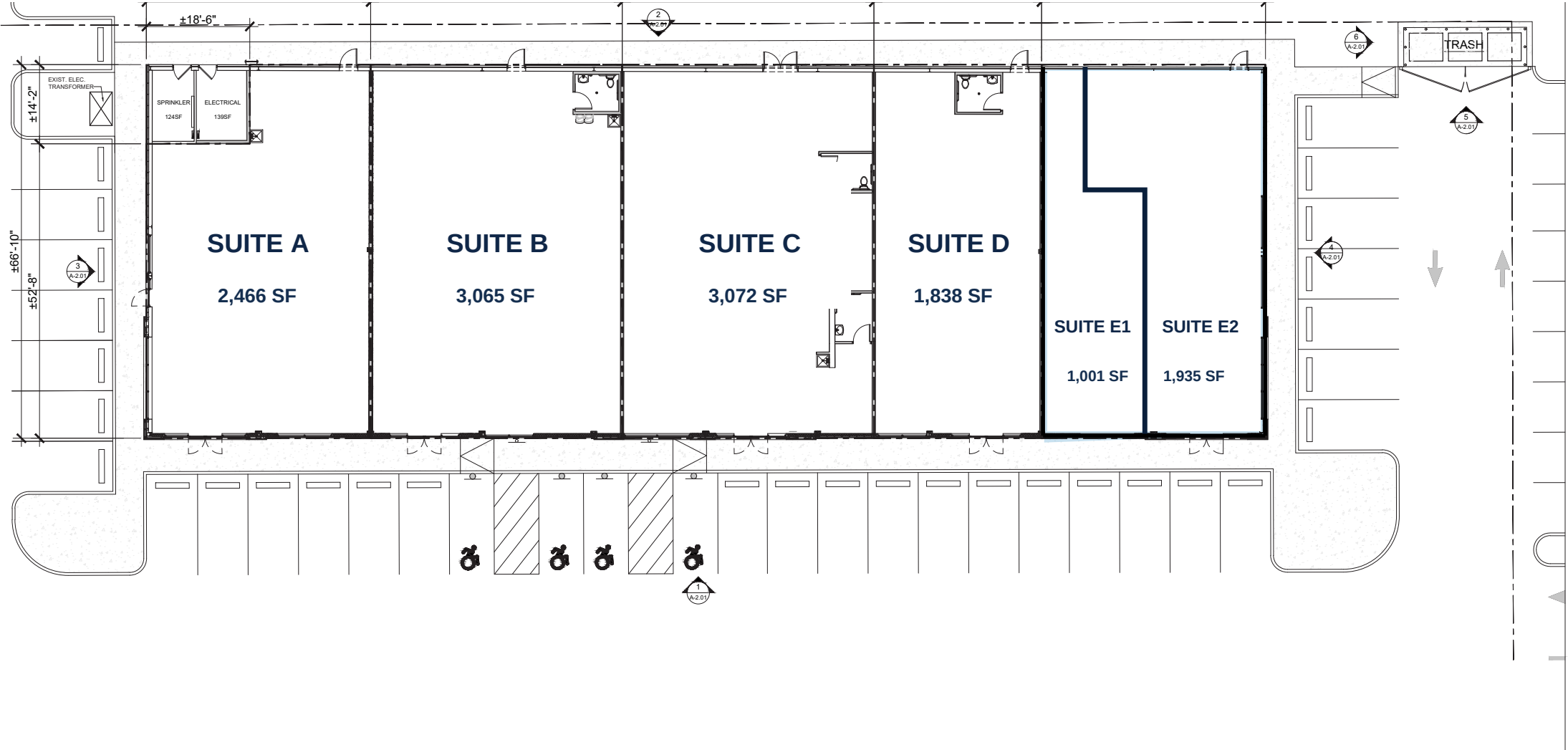
LOCATION CONTEXT & SURROUNDING RETAIL



Trade-area exhibit from prior marketing materials; retailer labels may have changed.

Stony Brook Commons | Site Plan

205 HALLOCK ROAD | STONY BROOK, NEW YORK

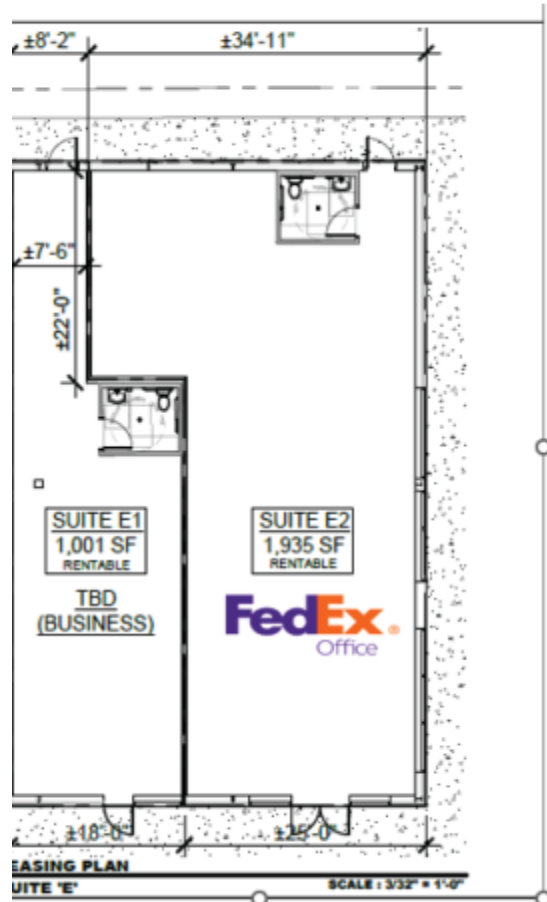


SIX RETAIL SUITES | 13,377 SF TOTAL

Suite boundaries are schematic; confirm dimensions with architectural plans.

Retail Availability

SUITE E1 — AVAILABLE | 1,001 SF



AVAILABLE — 1,001 SF

Suite E1

Existing retail space — available for lease

Adjacent to FedEx Office*

* FedEx Office — At Lease

Other tenants:

Chopt Creative Salad Company

At Lease

Wonder

Nothing Bundt Cakes

FedEx Office*

Trade Area Demographics

205 HALLOCK ROAD | STONY BROOK, NEW YORK | 2025 ESTIMATES

DEMOGRAPHIC INDICATOR	1 MILE	3 MILES	5 MILES
2025 Population	9,550	80,946	215,588
2030 Projected Population	9,529	80,506	214,383
2025 Households	3,775	25,671	68,242
Median Household Income	\$114,070	\$135,911	\$132,312
Median Home Value	\$625,305	\$664,818	\$619,172
Average Age	47	41	41
Average Household Size	2.40	2.90	2.90
2025-2030 Population Growth	-0.22%	-0.54%	-0.56%

GEOGRAPHY

Straight-line radius areas centered on the property (not drive times).
Source: LoopNet property demographics; 2025 estimates, 2030 projections.
Consumer spending, average income and daytime population omitted pending comparable source data.