



Island Associates Real Estate Inc.

We create value

# Brent City Shopping Center 1825 Brentwood Road Brentwood, NY



**Roger A. Delisle, Jr. CCIM**  
Roger@islandassociates.com



**Robert Monahan**  
Robert@IslandAssociates.com

# Property Info

**3,870 SF (Divisible) & 2,100 SF Retail Space Available**

Price: \$30.00 SF / NNN

NNN: \$6.74 SF

- ❖ Adjacent to the Brentwood Family Health Center
- ❖ High traffic area, tremendous exposure, Traffic count of +/- 25,206 Daily
  - ❖ 300 senior citizen apartment housing next door to shopping center
  - ❖ LIRR (Brentwood Station) located on the North side
- ❖ Join Compare Foods, Checkers, Subway, Health Center, Fashion Mall, Hair Salon & More!
- ❖ Adjacent to LIRR Brentwood Station & busiest Dual Bus stop in Suffolk County.
  - ❖ Owner Will Deliver Vanilla Box

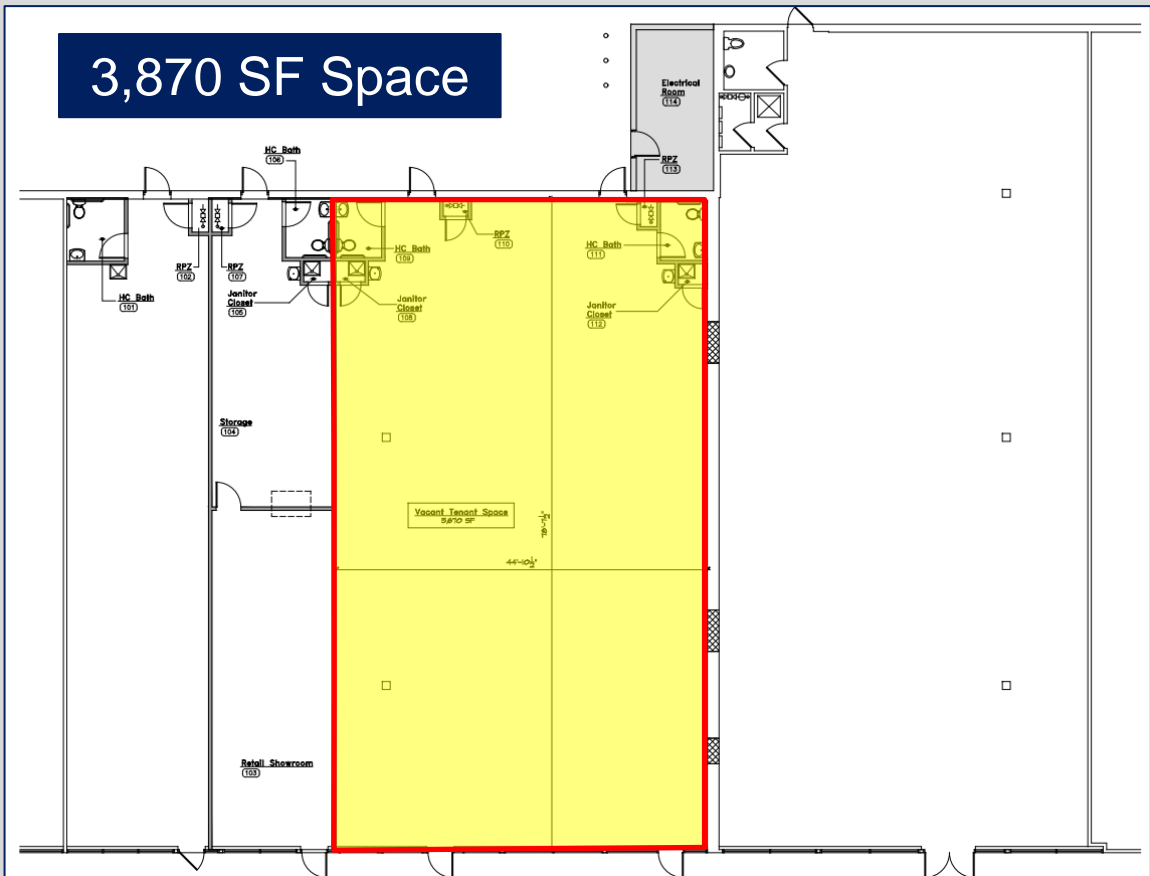
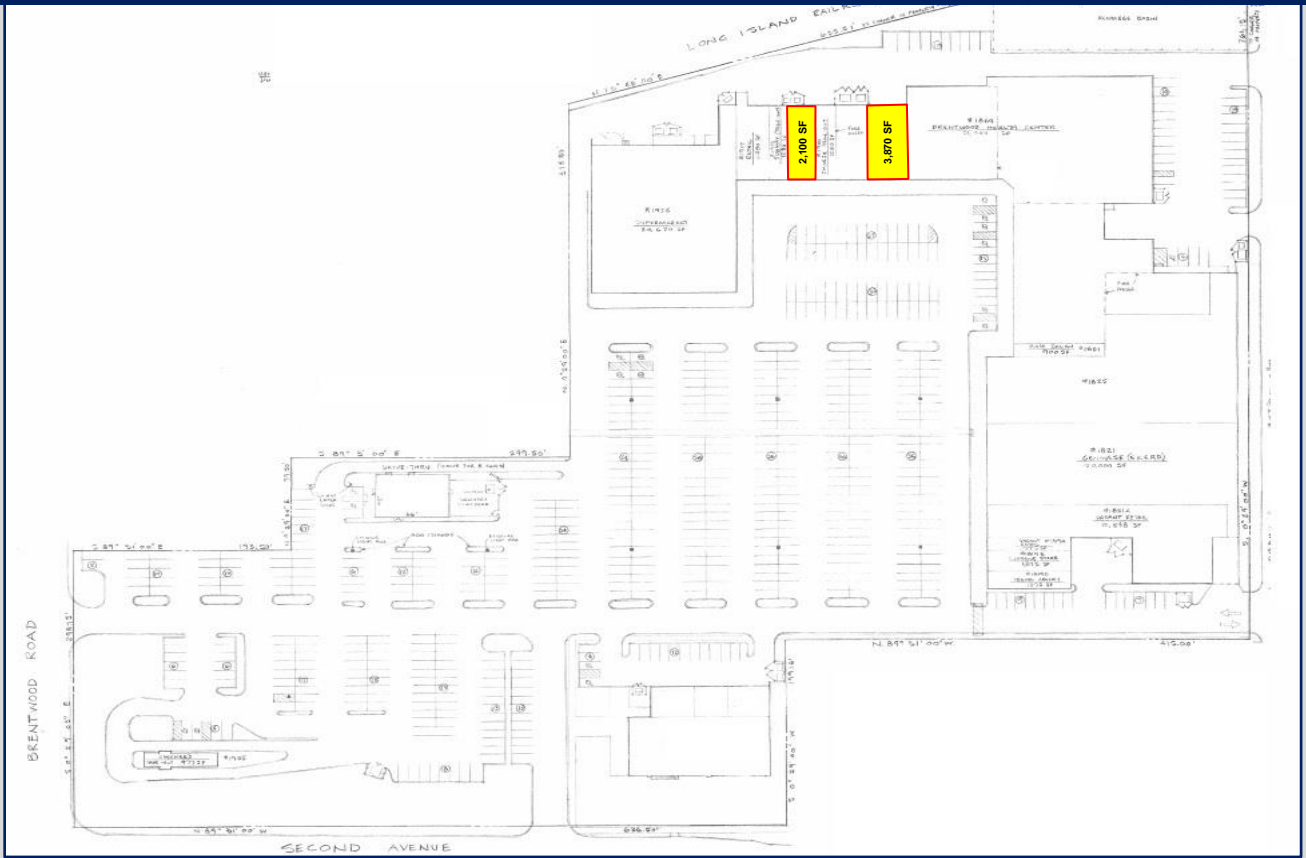
Demographics	1 Mile	2 Miles	3 Miles
Total Population	17,025	115,421	261,804
Median HH Income	\$119,678	\$118,808	\$132,433



*All information is subject to errors, omissions, modification, and withdrawal.*

*Information is from sources deemed to be reliable but should not be relied upon without independent verification.*

# Site Availability Map



**3,870 SF Space**

All information is subject to errors, omissions, modification, and withdrawal.  
Information is from sources deemed to be reliable but should not be relied upon without independent verification.

# Additional Images



All information is subject to errors, omissions, modification, and withdrawal.  
Information is from sources deemed to be reliable but should not be relied upon without independent verification.