

● AVAILABLE



BRANCH PLAZA
SMITHTOWN, NY

ACADIA Realty. Trust.

Branch Plaza is located on Route 25 (Main Street), approximately 40 miles east of Manhattan. Convenient access to the plaza is supported by its close proximity to the Long Island Railroad, the Long Island Expressway, and the Northern Parkway. Branch Plaza benefits from its location within a neighborhood that features a mix of retail and residential uses, as well as its presence in the affluent, densely populated Suffolk County. The center is also home to exciting new additions, including Club Studio and Sprouts Farmers Market, further enhancing the property's dynamic tenant mix.

ADDRESS
126 East Main Street
Smithtown, NY 11787

GLA
± 123,378 SF

ANCHORS
Newly renovated Club Studio, Pure Hockey, Pet Supplies Plus, and Sprouts Farmers Market (coming soon)

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SITE PLAN



TENANT ROSTER

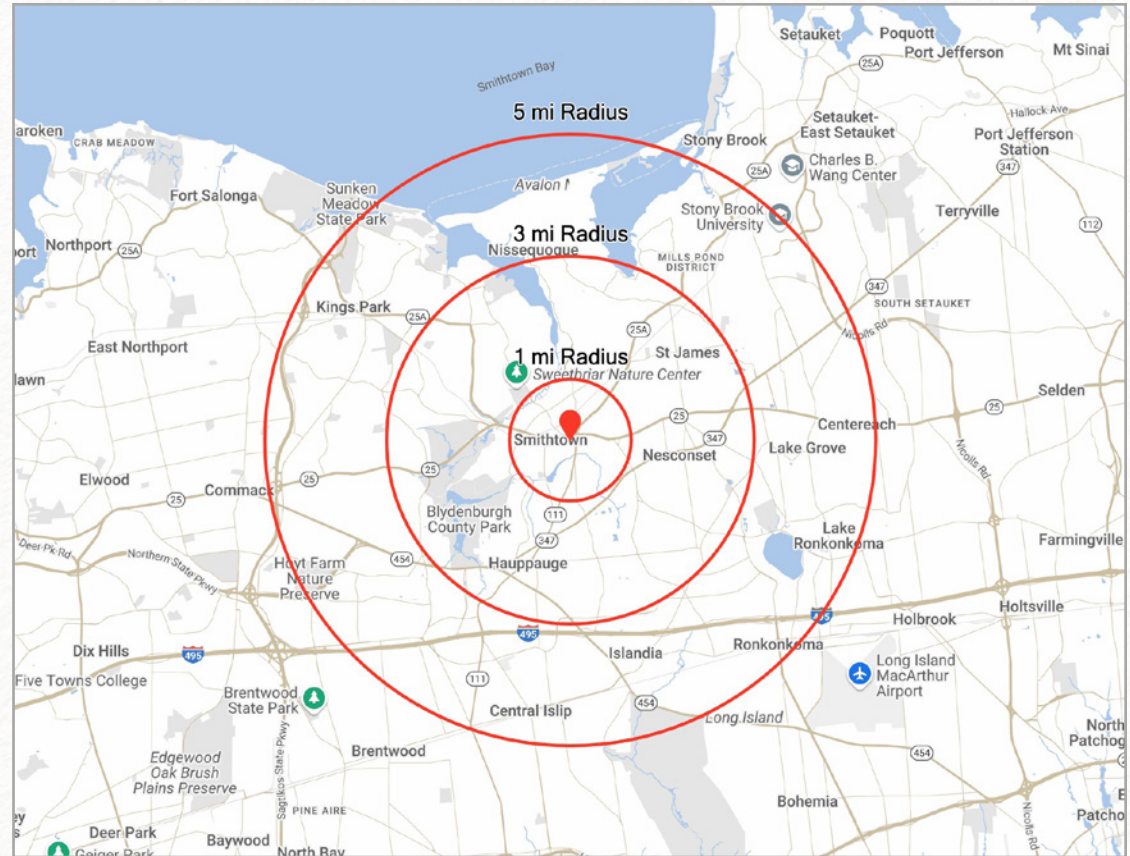
1. Mathnasium.....	1,660 SF	10a. Hand & Stone	2,431 SF
2. Subway	1,254 SF	11. Blooming Nails	1,227 SF
3-5. Sprouts Farmers Market.....	20,214 SF	12. Over The Edge Apparel.....	1,062 SF
6. Pure Hockey.....	11,050 SF	13. Visionworks.....	4,050 SF
7. My Salon Suites.....	3,451 SF	14. Available.....	773 SF
7a. Pet Supplies Plus.....	10,059 SF	15. Cafe Lahooti Bubble Tea	1,008 SF
7b. Club Studio	45,000 SF	16. Old Street Pub	4,180 SF
8. Figari Wine & Liquor	3,170 SF	17. The Pizzeria	3,000 SF
9. KP Dance Center.....	2,060 SF	18. Wells Fargo	4,000 SF
10. Smoothie King.....	1,458 SF		

MARKET AERIAL





DEMOGRAPHICS



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	1 MI.	3 MI.	5 MI.
 POPULATION	7,486	64,510	193,368
 HOUSEHOLDS	2,520	21,995	62,729
 AVERAGE HHI	\$190,392	\$187,204	\$170,567