

VILLAGE COMMONS
SMITHTOWN, NY

ACADIA Realty. Trust.

Village Commons Shopping Center is located on Route 25 (Main Street), approximately 40 miles east of Manhattan. Convenient access to the Commons results from close proximity of the Long Island Railroad, the Long Island Expressway and the Northern State Parkway. Village Commons benefits from its location in a neighborhood with a mixture of retail and residential uses and also from its presence in the affluent, densely populated Suffolk County.

ADDRESS
18-80 East Main Street
Smithtown, NY 11787

GLA
± 87,128 SF

PARKING
450 Spaces

ANCHOR
Ace Hardware & Mattress Firm

KARALYNN HOLBROOK
Director, Leasing
T 914-288-8118
kholbrook@acadiarealty.com

Realty. Trust.
ACADIA

411 Theodore Fremd Ave, Suite 300 I Rye, NY 10580



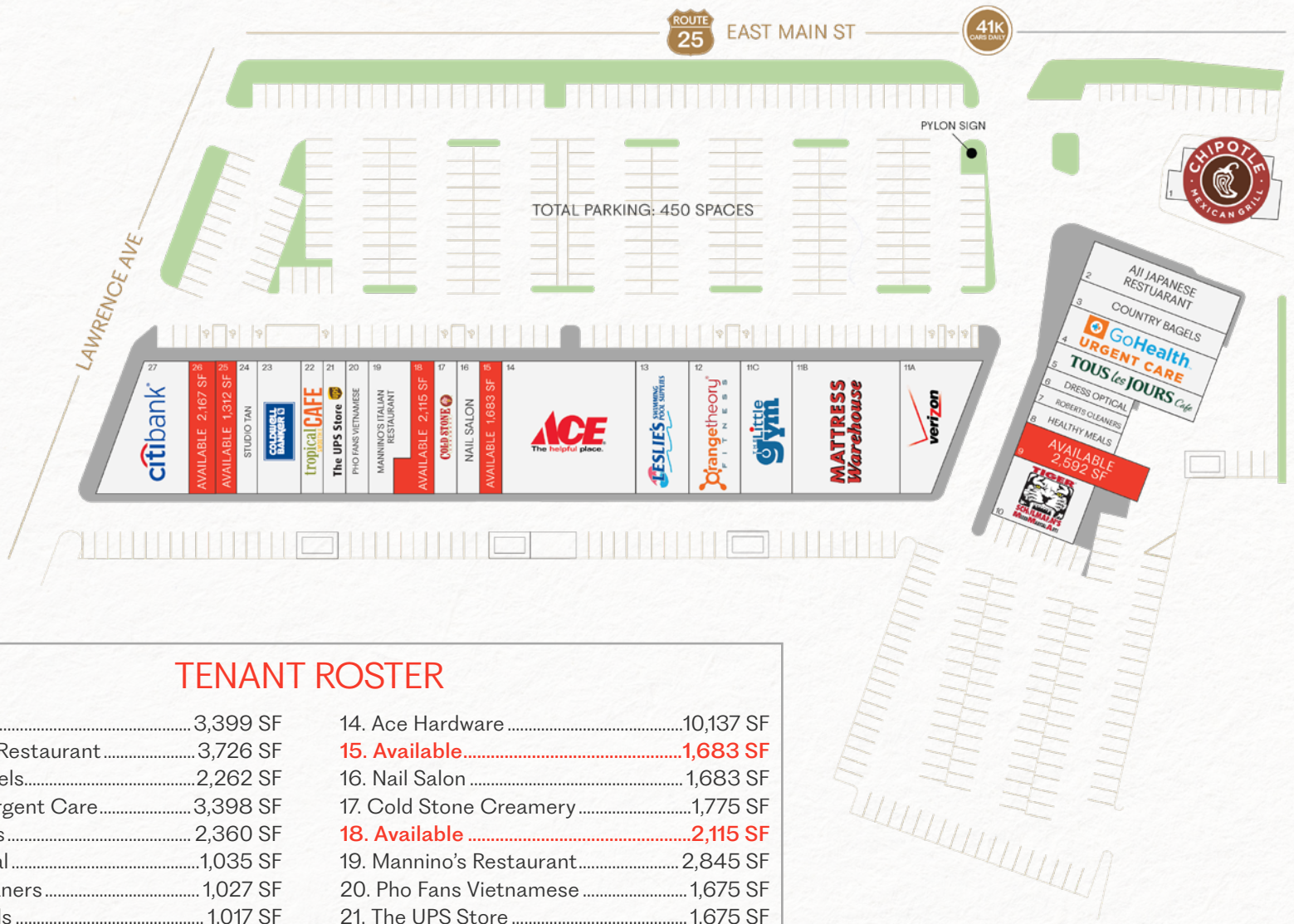




MARKET AERIAL



SITE PLAN



TENANT ROSTER

1. Chipotle ..... 3,399 SF	14. Ace Hardware ..... 10,137 SF
2. Aji Japanese Restaurant ..... 3,726 SF	**15. Available ..... 1,683 SF**
3. Country Bagels ..... 2,262 SF	16. Nail Salon ..... 1,683 SF
4. Go Health Urgent Care ..... 3,398 SF	17. Cold Stone Creamery ..... 1,775 SF
5. Tous les Jours ..... 2,360 SF	**18. Available ..... 2,115 SF**
6. Dress Optical ..... 1,035 SF	19. Mannino's Restaurant ..... 2,845 SF
7. Robert's Cleaners ..... 1,027 SF	20. Pho Fans Vietnamese ..... 1,675 SF
8. Healthy Meals ..... 1,017 SF	21. The UPS Store ..... 1,675 SF
9. Available ..... 2,592 SF	22. Tropical Smoothie Cafe ..... 1,675 SF
10. Tiger Schulmans ..... 3,120 SF	23. Coldwell Banker ..... 3,337 SF
11a. Verizon Wireless ..... 4,134 SF	24. Studio Tan ..... 1,541 SF
11b. Mattress Warehouse ..... 8,100 SF	**25. Available ..... 1,312 SF**
11c. The Little Gym ..... 3,984 SF	26. Cactus Cafe ..... 2,167 SF
12. Orange Theory Fitness ..... 3,875 SF	27. Citibank ..... 5,486 SF
13. Leslie's Pools ..... 4,030 SF	**28. Available ..... 2,167 SF**

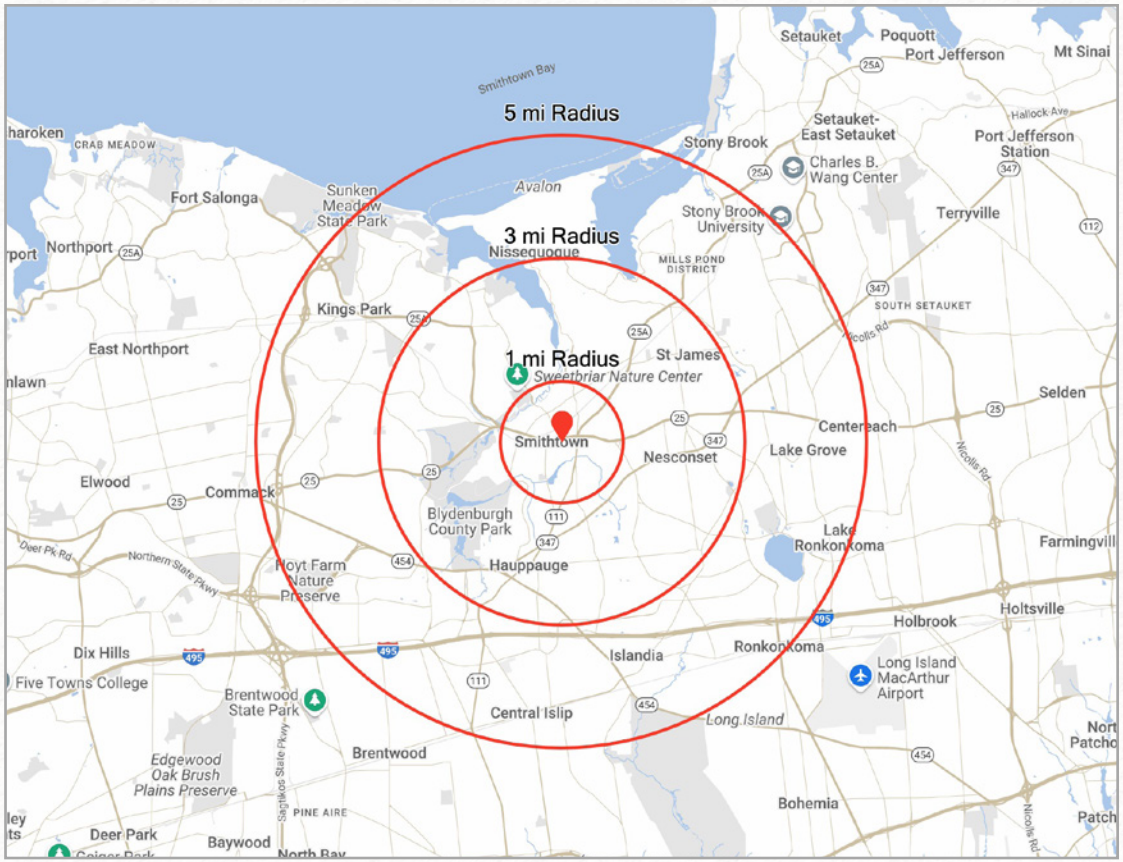
KEY

LEASED AVAILABLE





DEMOGRAPHICS



DEMOGRAPHICS	1 MI.	3 MI.	5 MI.
POPULATION	7,281	64,121	191,335
HOUSEHOLDS	2,452	21,879	62,281
$ AVERAGE HHI	$191,096	$188,086	$171,171

KARALYNN HOLBROOK Director, Leasing
T 914-288-8118 kholbrook@acadiarealty.com

ACADIA Realty. Trust.