

FOR LEASE HILLSIDE VILLAGE CENTER

31 - 95 ROUTE 111 | SMITHTOWN | NY 11787



PROPERTY HIGHLIGHTS

- Anchored by Uncle Giuseppe's Marketplace with Dollar Tree Coming Soon
- GLA of +/- 97,888 SF
- Located on Long Island in the Smithtown/Village of the Branch
- Nearest Intersection: Route 111 (Hauppauge Rd) & East Main Street
- Suffolk County
- Intersection Traffic Count: 39,500 AADT

LEASING INFO: 877.459.9605

Leasing@GatorInvestments.com

www.GatorInvestments.com

7850 NW 146th Street, 4th Floor | Miami Lakes | FL 33016



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DEMOGRAPHICS

2025 Estimates

TRADE AREA	1 MILE	3 MILE	5 MILE
	8,642	65,465	199,014
	\$179,784	\$186,606	\$170,690
AGE	43	44	42

AVAILABLE

1,725 SF

590 SF FREE STANDING BUILDING



HAUPPAUGE ROAD / RT. 111 **15.5K AADT**

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James A. Goldsmith, Lic. Real Estate Broker