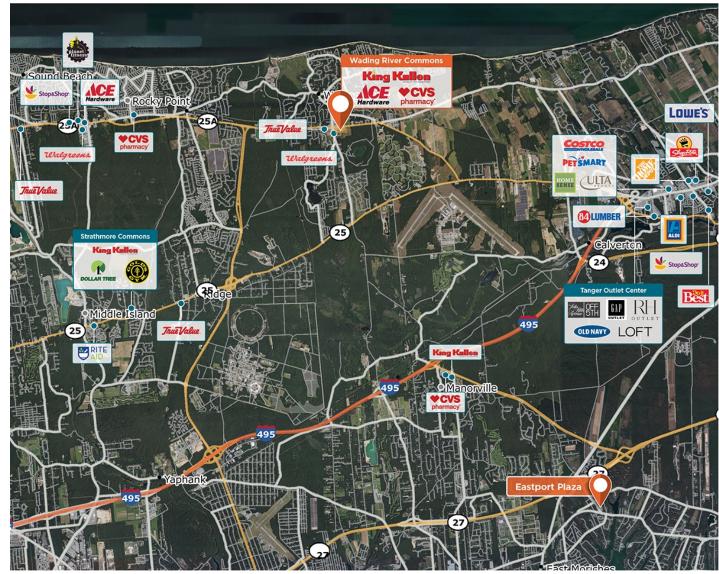
# Wading River

**Q** Route 25A & Wading River Manor, Wading River, NY 11792





Prime location on 25A with ample parking and a strong merchant mix.

**Center Size: 99,118 Spaces Available: 2** 

#### Within 3 Miles

| Population            | 15,959    |
|-----------------------|-----------|
| Avg. Household Income | 167,226   |
| Avg. Home Value       | \$649,197 |
| Annual Visits         | 1,150,890 |
| Vehicles Per Day      | 17,126    |

Regency<sup>•</sup> Centers. SteveDudziec@regencycenters.com Leasing Contact This site plan is not a representation, warranty or guarantee as to size, location, identity of any tenant, the suite number, address or any other physical indicator or parameter of the property and for use as approximated information only. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion.

**L** 203 863 8212

**Steve Dudziec** 

Updated: Aug 22 2025

©2025 Regency Centers, L.P.

## Wading River

**Q** Route 25A & Wading River Manor, Wading River, NY 11792

#### PORT JEFFERSON - RIVERSIDE RD 11 11 **CVS** pharmacy 6221 6281 6233 King Kullen

### Center Size: 99,118

| SPACE | TENANT                        | SF     |
|-------|-------------------------------|--------|
| 6265  | AVAILABLE                     | 1,200  |
| 6271  | AVAILABLE                     | 2,400  |
| 6221  | CVS                           | 10,125 |
| 6233  | KING KULLEN                   | 39,600 |
| 6241  | BALANCED HEALTH AND WELLNESS  | 3,000  |
| 6243  | WILDCATS BAGEL DELI CAFE      | 2,000  |
| 6245  | VERIZON WIRELESS              | 2,000  |
| 6249  | FINE WINE & LIQUORS           | 1,700  |
| 6251  | CHELSEA ANN HAIR SALON        | 1,600  |
| 6257  | TEACHERS FEDERAL CREDIT UNION | 2,300  |
| 6259  | ORANGETHEORY FITNESS          | 2,700  |
| 6261  | CHINA WOK                     | 1,120  |
| 6263  | LA BISTRO PIZZERIA            | 1,600  |
| 6267  | DRY CLEANERS                  | 1,200  |
| 6273  | ANGEL TIPS NAIL SALON         | 1,200  |
| 6275  | DOODLE RAMA PET SHOP          | 1,840  |
| 6277  | NEW YORK CANCER & BLOOD       | 4,960  |
| 6279  | NY HEALTH                     | 6,463  |
| 6281  | ACE HARDWARE                  | 12,110 |

WADING RIVER - MANORHEAD RD

1 of 1

Ν

Regency<sup>.</sup> Centers.

Steve Dudziec Leasing Contact 203 863 8212SteveDudziec@regencycenters.com

Updated: Aug 22 2025

©2025 Regency Centers, L.P.

This site plan is not a representation, warranty or guarantee as to size, location, identity of any tenant, the suite number, address or any other physical indicator or parameter of the property and for use as approximated information only. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion.