

Bijou Square

1. Location:

Properties are located in the Downtown on Fairfield Avenue between Broad St. & Lafayette Circle
262, 269, 274 & 275 Fairfield Ave and 166 Elm Street

2. Contact:

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3. Description:

A \$12 million renovation of 4 existing buildings into new retail, restaurants, office, residential & entertainment space. The building contains a three hundred seat theater and 7,500 sf ballroom on the second floor. Construction completion is scheduled for 2006.

4. Size:

11,206 sf Restaurant/Retail
7,480 sf Entertainment
21,854 sf Office
11,800 sf Residential
10,040 sf Parking (future development site)

5. Access:

Easily accessible from I-95 Exit 27 and Route 8/25 Fairfield Avenue exit. Three blocks from the Metro North & Amtrak station, bus station and in proximity to the ferry to Port Jefferson.

6. Commercial, retail and residential space for lease.

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