

# +/- 15,000 SF FORMER AUTO SHOWROOM

2599 New York 112 | Medford, New York 11763

**FOR LEASE**



Commercial



[ellimancommercial.com](http://ellimancommercial.com)



# +/- 15,000 SF SHOWROOM FOR LEASE



2599 New York 112 | Medford, New York 11763

|                      |                  |                       |                         |
|----------------------|------------------|-----------------------|-------------------------|
| <b>Available SF:</b> | 15,000 SF        | <b>Parking:</b>       | +/- 50 Cars             |
| <b>Lease Price:</b>  | Price on Request | <b>Traffic Counts</b> | 31,000 Vehicles per day |

*For more information and to arrange a showing, contact Exclusive Listing Team*

## Property Overview

Auto Showroom for Lease – Prime Route 112 Exposure in Medford, NY

This high-visibility commercial property features a  $\pm 15,000$  SF former auto showroom strategically positioned along heavily trafficked Route 112 in the heart of Medford, NY. With massive frontage and exposure to over 31,000 vehicles per day, the site offers exceptional visibility and access in a prime Suffolk County location.

Conveniently located just one minute from the Long Island Expressway and nestled between the LIE and Sunrise Highway, the property is surrounded by national retailers and major commercial anchors. It also sits just minutes from the vibrant Patchogue Village, offering access to dining, entertainment, and waterfront amenities.

Ideal for automotive, showroom, or any retail use, this flexible space presents a compelling opportunity for businesses seeking a prominent presence in a thriving commercial corridor.

*Exclusively represented by:*

**Michael G. Murphy**

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**Dennis Gandley**

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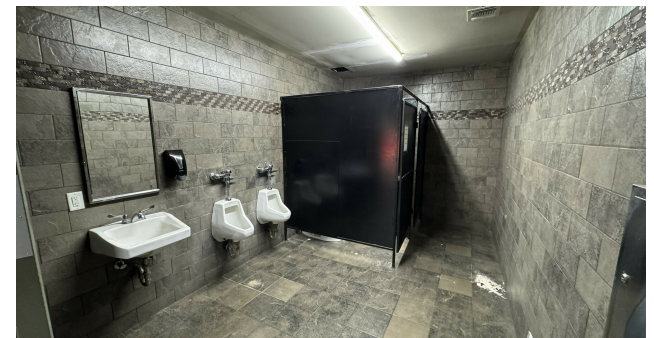
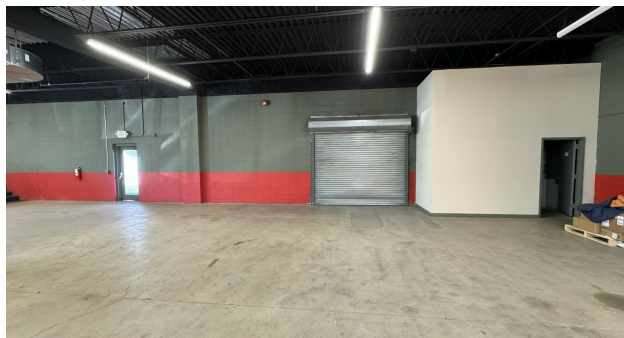
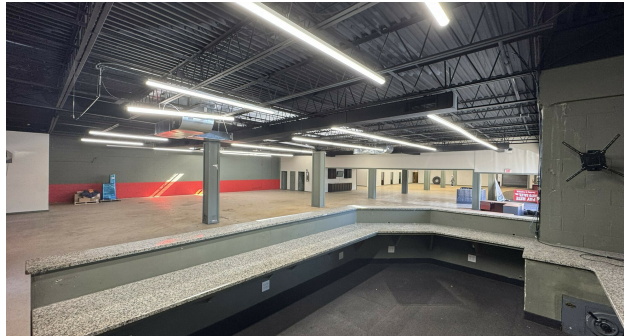
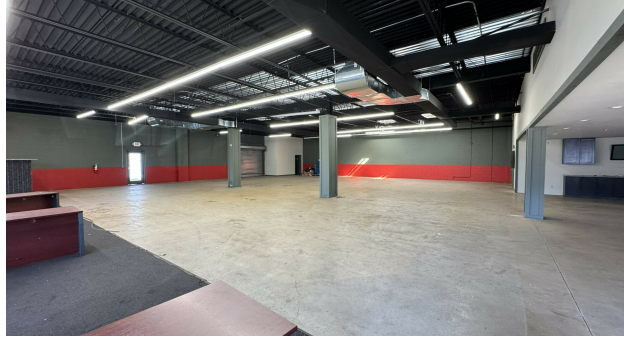
Licensed Real Estate Salesperson  
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# ADDITIONAL PHOTOS



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# AERIAL VIEW OF PROPERTY

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## RETAIL MAP



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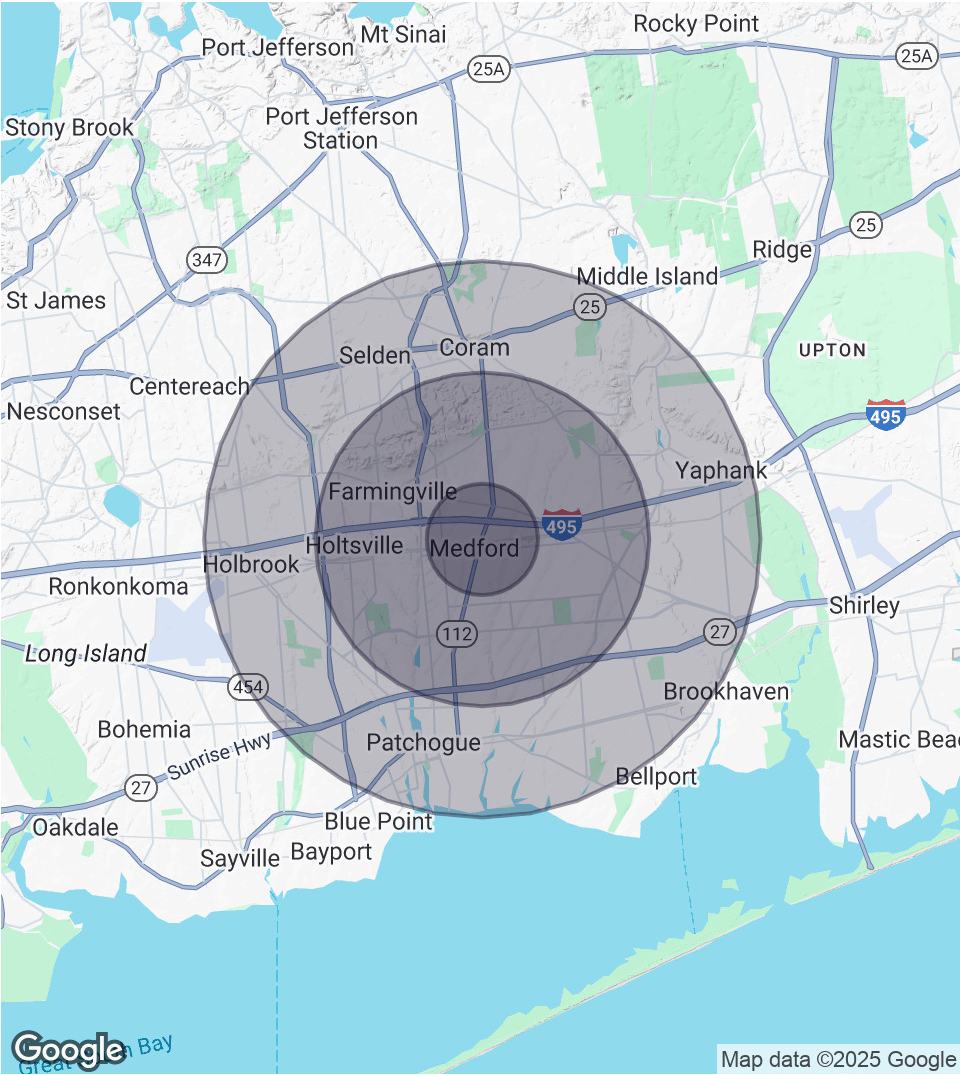
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# DEMOGRAPHICS MAP & REPORT

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## 1 Mile Radius

**Population**  
5,753  
**Households**  
1,832  
**Average HH Income**  
\$129,068

## 3 Miles Radius

**Population**  
67,438  
**Households**  
23,193  
**Average HH Income**  
\$147,615

## 5 Miles Radius

**Population**  
195,634  
**Households**  
69,144  
**Average HH Income**  
\$145,590

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## **We Are Commercial Real Estate**

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Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions. For information on our services please contact us today.