

Part of a (7) Seven Property Portfolio For Sale

0.51 Acre Development Site For Sale or Lease

643 Old Medford Road, Medford NY 11763
100 Feet of Frontage on Route 112



For More Information:



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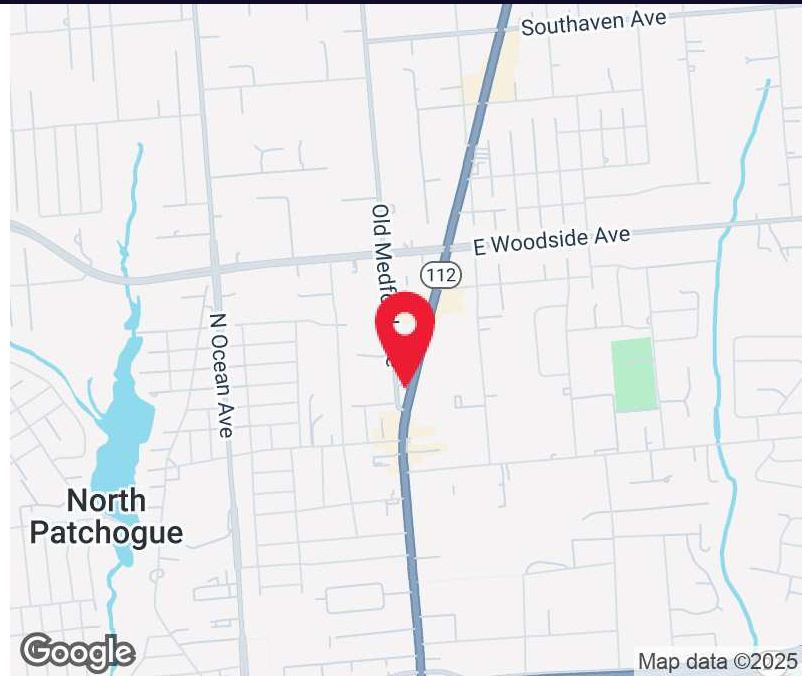
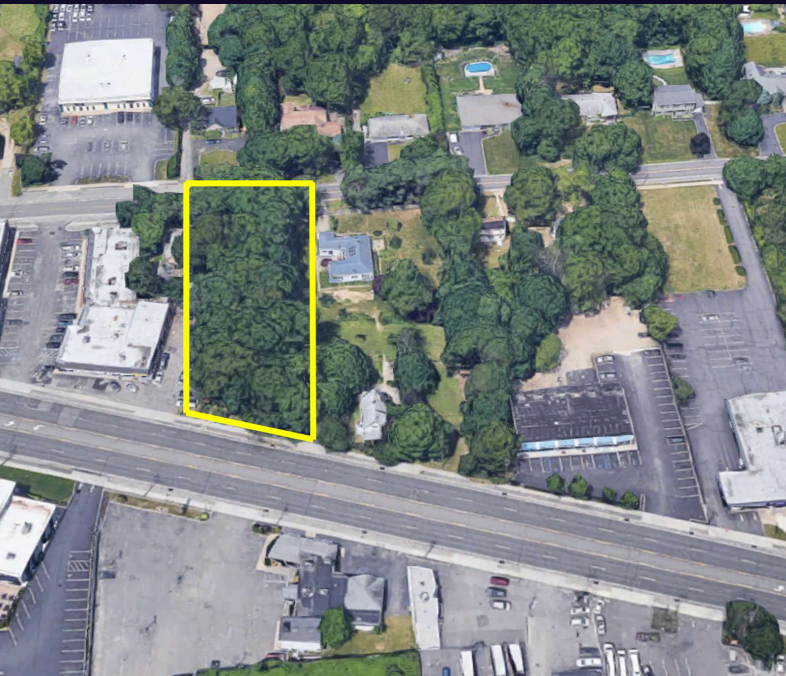
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0.51 Acre Development Opportunity

643 Old Medford Road, Patchogue NY 11772



Offering Summary

Lot Size:	0.51 Acres
Approved Bldg. Size:	2,500 SF
Frontage:	100 Feet
Zoned:	J2 (Medical Approved)
Current Annual Taxes:	\$845.00
Sale Price:	\$899,000.00

Property Overview

Excellent Opportunity to Buy or Lease 0.51 Acre Site with approved plans for a 2,500 SF Medical Office Building. Strategically located on heavily traveled Route 112 (Medford Ave) in Patchogue. Surrounded by local and national retailers. Minutes to Patchogue Village, with easy access to major thoroughfares. Over 100 feet of frontage at this highly visible location. Also, part of a (7) Seven Property Portfolio for Sale. Sale Price includes plans.

Property Highlights

- Over 100 Feet of Frontage
- Traffic Counts exceed 20K cars per day
- Surrounded By National & Local Retailers
- Approved for 2,500 SF Medical Office Building

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National & Local Retailer Map

643 Old Medford Road Medford, NY 11763



Map data ©2024

Google

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Commercial

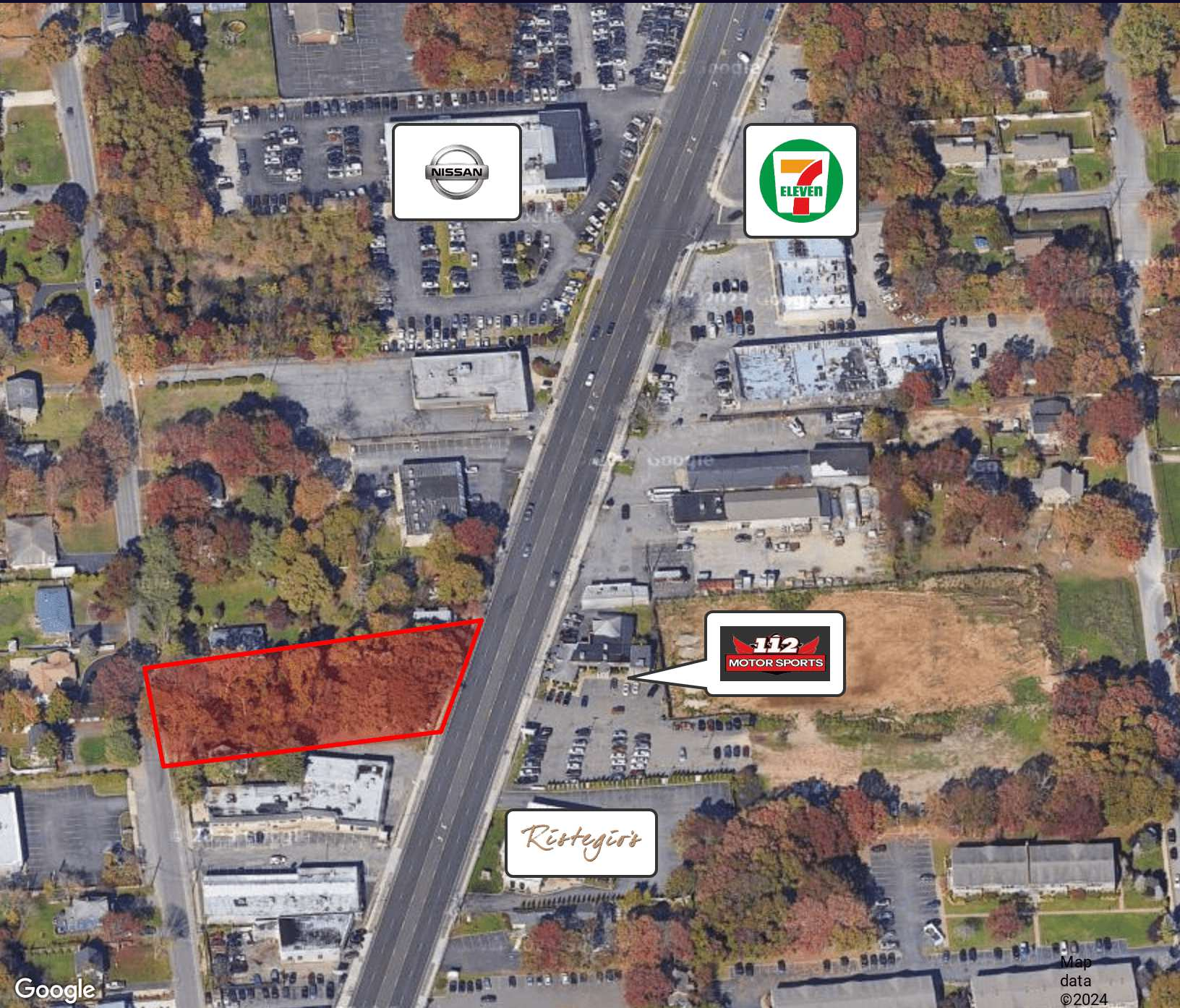
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Aerial View of Property

643 Old Medford Avenue, Medford, NY



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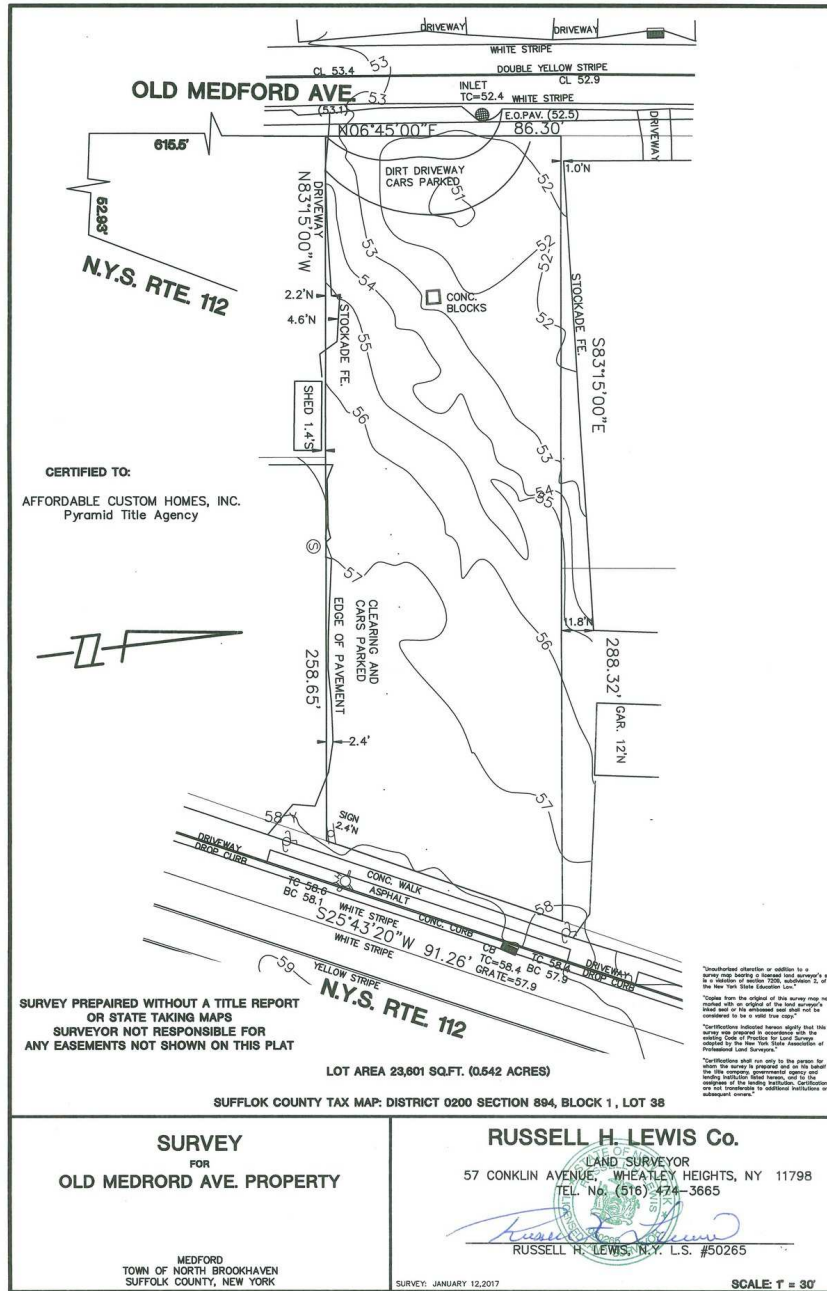
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Property Survey

643 Old Medford Road Medford, NY 11763



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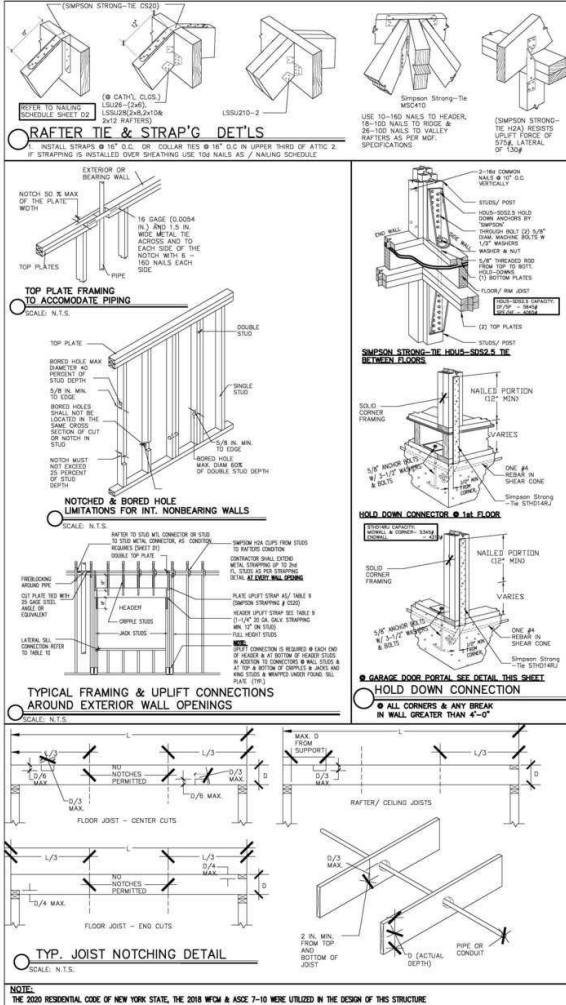
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Proposed Plans Approved 2,500 SF Medical

643 Old Medford Avenue Medford, NY 11763



CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA
REFER TO THE 2020 R.C.C. CODE AT 16.5. TABLE 16.5(B)

WIND DESIGN	DESIGN WIND SPEED (MPH)	WIND EXPOSURE CATEGORY	WIND PROFILE	WIND DIRECTION	WIND PERIOD	WIND EFFECT	WIND DAMAGE	WIND DAMAGE	WIND DAMAGE
DESIGN WIND SPEED (MPH)	114	NO	NO	NO	NO	NO	NO	NO	NO
WIND EXPOSURE CATEGORY	NO	NO	NO	NO	NO	NO	NO	NO	NO
WIND PROFILE	NO	NO	NO	NO	NO	NO	NO	NO	NO
WIND DIRECTION	NO	NO	NO	NO	NO	NO	NO	NO	NO
WIND PERIOD	NO	NO	NO	NO	NO	NO	NO	NO	NO
WIND EFFECT	NO	NO	NO	NO	NO	NO	NO	NO	NO
WIND DAMAGE	NO	NO	NO	NO	NO	NO	NO	NO	NO
WIND DAMAGE	NO	NO	NO	NO	NO	NO	NO	NO	NO
WIND DAMAGE	NO	NO	NO	NO	NO	NO	NO	NO	NO

CLIMATIC ZONE IS 4

CLIMATE ZONE	TEMPERATURE RANGE (°F)	PRECIPITATION (IN)	WIND VELOCITY (MPH)	WIND DIRECTION	WIND PERIOD	WIND EFFECT	WIND DAMAGE	WIND DAMAGE	WIND DAMAGE
CLIMATE ZONE	4	4	4	4	4	4	4	4	4
TEMPERATURE RANGE (°F)	4	4	4	4	4	4	4	4	4
PRECIPITATION (IN)	4	4	4	4	4	4	4	4	4
WIND VELOCITY (MPH)	4	4	4	4	4	4	4	4	4
WIND DIRECTION	4	4	4	4	4	4	4	4	4
WIND PERIOD	4	4	4	4	4	4	4	4	4
WIND EFFECT	4	4	4	4	4	4	4	4	4
WIND DAMAGE	4	4	4	4	4	4	4	4	4
WIND DAMAGE	4	4	4	4	4	4	4	4	4

MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE

TYPE OF CONCRETE	MINIMUM SPECIFIED COMPRESSIVE STRENGTH (PSI)
TYPE OF CONCRETE	3,000
MINIMUM SPECIFIED COMPRESSIVE STRENGTH (PSI)	3,000

INTERIOR AND EXTERIOR WIND DESIGN PRESSURE FOR WINDOW DOORS

WIND EXPOSURE CATEGORY	WIND PROFILE	WIND DIRECTION	WIND PERIOD	WIND EFFECT	WIND DAMAGE	WIND DAMAGE	WIND DAMAGE
WIND EXPOSURE CATEGORY	NO	NO	NO	NO	NO	NO	NO
WIND PROFILE	NO	NO	NO	NO	NO	NO	NO
WIND DIRECTION	NO	NO	NO	NO	NO	NO	NO
WIND PERIOD	NO	NO	NO	NO	NO	NO	NO
WIND EFFECT	NO	NO	NO	NO	NO	NO	NO
WIND DAMAGE	NO	NO	NO	NO	NO	NO	NO
WIND DAMAGE	NO	NO	NO	NO	NO	NO	NO

JOSEPH P. CACOPPO
ARCHITECT
PLANNING DESIGN CONSTRUCTION MANAGEMENT

345 BLUE POINT ROAD, FARMINGVILLE, N.Y. 11738-1800
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ISSUE / REVISION

No.	DATE	DESCRIPTION
1	12/3/21	FOR THE ARCHITECT'S REVIEW OF THE PROPOSED OFFICE BUILDING

PROJECT: PROPOSED OFFICE BUILDING

643 OLD MEDFORD AVE, MEDFORD, NY
SCEM # 0200-894.00-01.00-038.00

TITLE: FRAMING CONNECTION DETAILS

DATE: 7/3/21

SCALE: 1/4" = 1'-0"

DWN BY: ME

CHECKED BY: J.P.C.

JOB No.: 17035

DRAWING No.: D1-3

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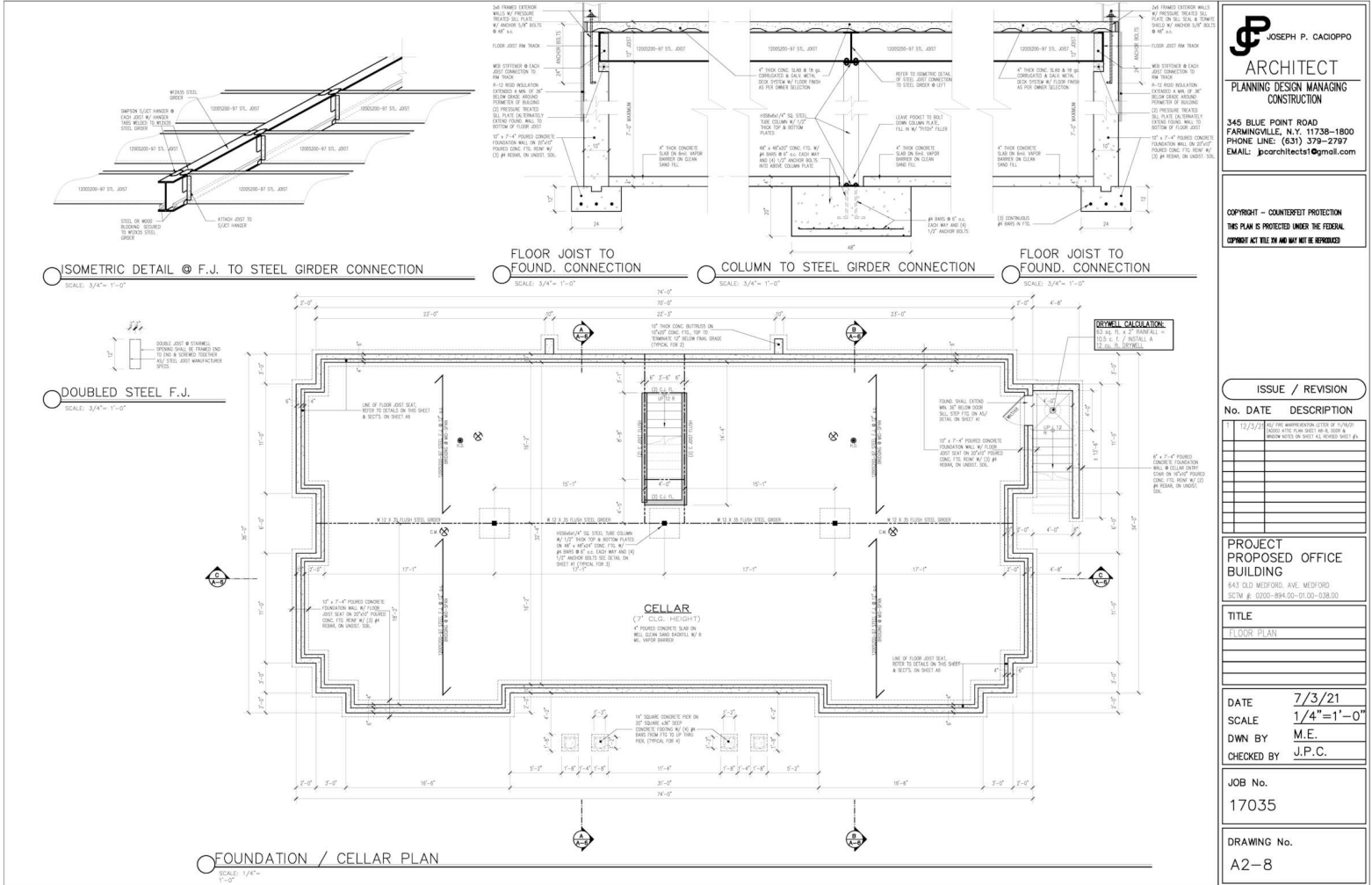
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Proposed Plans Approved 2,500 SF Medical

643 Old Medford Avenue Medford, NY 11763



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ISSUE / REVISION	
No.	DATE DESCRIPTION
1	12/3/21 REV. PER AMENDMENT LETTER BY FLOOR PLAN FOR PERMITS AND OTHER ROOM NOTES ON SHEET A3 (SEE SHEET #1)

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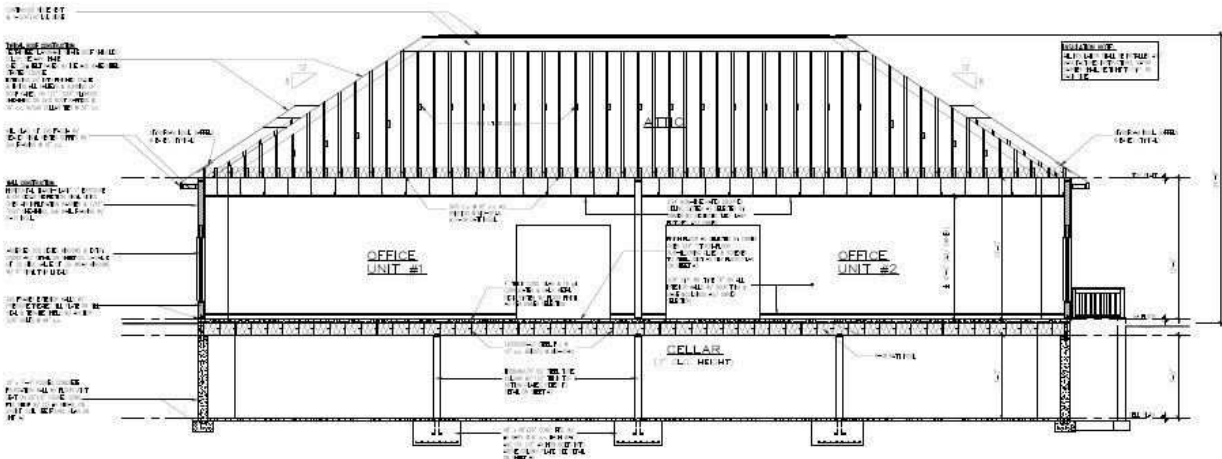
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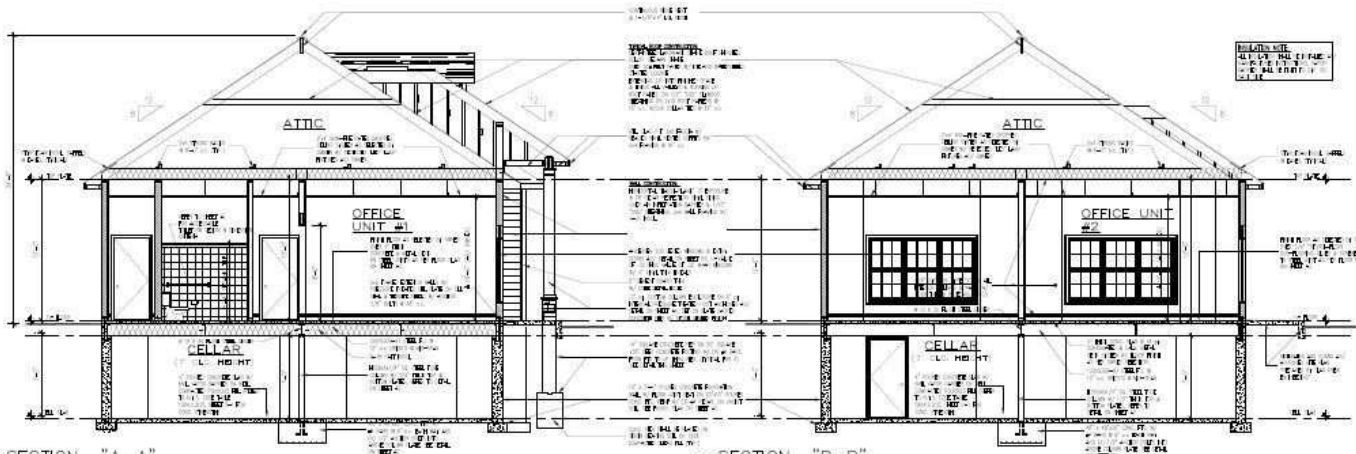


Proposed Plans Approved 2,500 SF Medical

643 Old Medford Avenue Medford, NY 11763



SECTION "C-C"



SECTION "A-A"

SECTION "B-B"

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ISSUE / REVISION	
No.	DATE DESCRIPTION

PROJECT
 PROPOSED OFFICE
 BUILDING
 643 OLD MEDFORD AVENUE
 TOWN OF MEDFORD, NY


TITLE
 E.P.L. 10/20/2020 10:00 AM 10/20/20


DATE 7/3/21
 SCALE 1/4"=1'-0"
 DWN BY M.E.
 (CHECKED BY) J.P.C.


JOB No.
 17035

DRAWING No.
 A6-8

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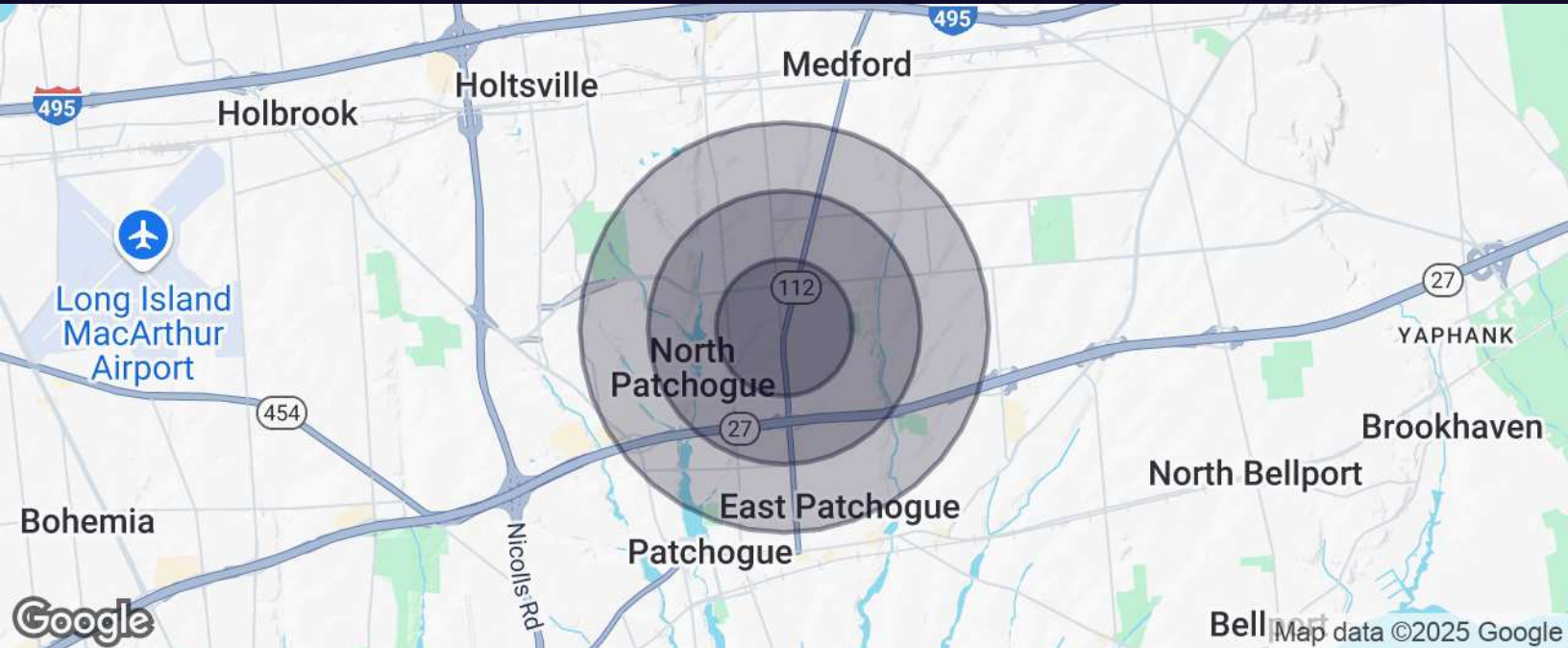
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Property Demographics

643 Old Medford Avenue Medford, NY 11763



Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	2,431	10,393	23,411
Average Age	36.6	36.8	39.2
Average Age (Male)	38.5	39.6	40.9
Average Age (Female)	38.0	36.3	38.3

Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	778	3,204	7,994
# of Persons per HH	3.1	3.2	2.9
Average HH Income	\$134,244	\$116,914	\$110,688
Average House Value	\$355,441	\$351,264	\$330,309

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643 Old Medford Avenue Medford, NY 117

Exclusive Listing Broker:



Michael G. Murphy

President | Commercial Division

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Direct: 631.858.2460 | Cell: 631.834.2626

Professional Background

Michael G. Murphy is the President of Douglas Elliman Real Estate's Commercial Division, a leading full-service commercial brokerage firm. In addition to his role overseeing the day-to-day operations of the multibillion-dollar Commercial office, Michael also sits on the Senior Executive Advisory Board at Elliman, one of the leading real estate firms in the world. In his innumerable roles Michael is responsible for strategic planning and the company's day-to-day commercial operations that involve overseeing more than 100 offices spanning across the five boroughs. He plays a pivotal role in the recruitment of top talent, business development, and integrating the company's real estate brokerage activities with project management and facilities management.

A trendsetter in the world of real estate, Murphy is responsible for the inception of a full-service commercial real estate division at Douglas Elliman. In 2003, it was Michael who shaped the idea of a commercial unit to take advantage of the referrals that were filtering out of the company's residential offices. Since its commencement, Michael has developed an exceptional referral base of loyal clients, completing more than a billion dollars in real estate transactions which include Hotels, Shopping centers, Triple Net opportunities, Land deals, several noteworthy office/ industrial leases and retail developments with national chains. Having represented some of the most recognized names in the Real Estate and Business arena, Michael brings a depth of knowledge to the Commercial Division that is second to none.

A self-starter, creative problem solver and an expert negotiator, Murphy has proven to be a trailblazer and is an iconic figure in the business industry. Prior to joining Douglas Elliman, he was a managing principal at Global Commercial Realty. He also co-owned and operated the "Dublin" Group, a chain of successful restaurant/bars throughout the Long Island area including Dublin Down, Dublin Over, Dublin Deck, Planet Dublin, Murphy's Law, Venue 56, as well as his newest venture in the hospitality, Industry Prato 850, A Gastro Pub, and hot spot in Commack.

In 2007 Michael was a recipient of Long Islands Prestigious 40 under 40 award, which is given to outstanding members of the business community who are under the age of 40. For well over a decade Michael has consistently been honored with numerous TOP Broker awards such as the Pinnacle Award, Platinum award and has consecutively been presented with the Award for # 1 Commercial Broker for GCI and Transactions within the Elliman network. Michael was also the Recipient of the CoStar Power Broker Award in 2016, 2017, 2018 and 2019, 2021 and was honored as Long Island Business News Top Commercial Broker for 2017.

Michael has an extensive academic background receiving his MBA in International Business from Franklin College, in Lugano Switzerland where he was selected from an elite group of scholars to participate in a one year accelerated program after first receiving his B.A. from CW Post Long Island University, where he played football on scholarship.

His professional affiliations include Commercial Industry Brokers Society of Long Island (CIBS), International Council of Shopping Centers (ICSC), Long Island Commercial Network (LICN) and LIBI. He participates in several philanthropic activities donating both time and financial aid to various charities including the Sunshine Kids, American Heart Association, Toys for Tots, St. Jude, All Inclusive Lacrosse, the Philanthropy Network of NY, and more.

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WE ARE COMMERCIAL REAL ESTATE

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 of 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.

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