

10,650 SF RETAIL | WAREHOUSE | SHOWROOM

1870 Medford Ave. | Medford, New York 11763

FOR SALE OR LEASE



Commercial



ellimancommercial.com

EXECUTIVE SUMMARY

1870 Medford Ave. | Medford, New York 11763

 Douglas Elliman
Commercial

Building Size:	10,650 SF	Lot Size:	0.81 Acres
Available SF (Lease):	3,250-10,650 SF	Parking:	50 Spaces
Zoning:	J2	Frontage:	150 Feet
Traffic Counts:	20,000 + Cars Per Day	Lease Rate:	Upon Request
		Sale Price:	Upon Request

Property Overview

10,650 SF of Prime space AVAILABLE for SALE or LEASE on heavily travelled Medford Ave (Rt 112) in Medford. In close proximity to Woodside Ave. and centrally located on the business corridor of Rt 112, between Sunrise Hwy and Long Island Expressway. This was recently home to Titan CrossFit & Freedom Jiu Jitsu Studio. Perfect for any retail use that also requires warehouse storage or showroom space. Features 14-foot clear ceiling and one overhead door. Outside area can accommodate possible yard or playground area for Day Care Use. Medical use possible. Tremendous exposure with traffic counts that exceed 20,000 cars passing the site each day! Many Possibilities for use! Call Dennis Gandley for more information and a private showing.

Property Highlights

- Prime Location
- 14' Ceiling Clearance
- Overhead Door
- Retail/Showroom/Warehouse

Exclusively represented by:

Dennis Gandley

Licensed Real Estate Salesperson
631.858.2406 Email: dennis.gandley@elliman.com

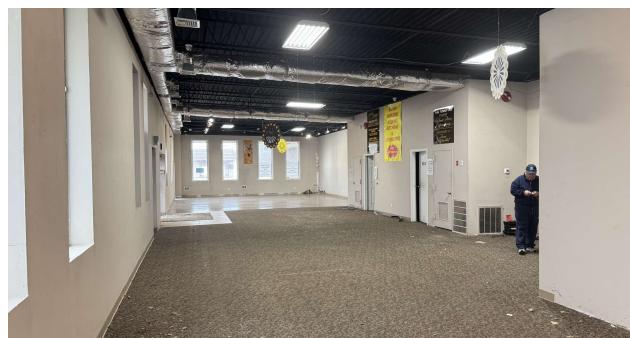
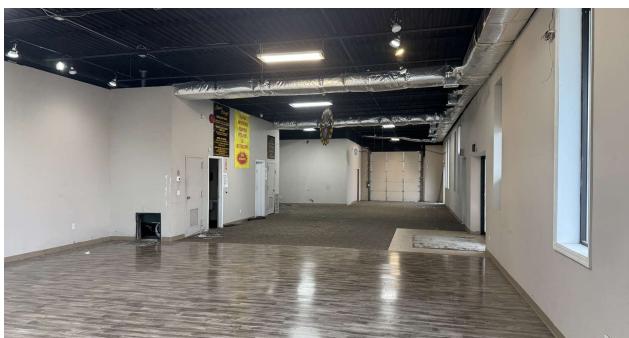
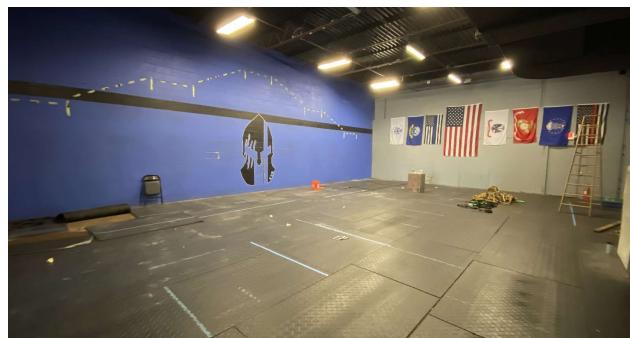
Michael G. Murphy

President | Commercial Division
631.858.2460 Email: michael.murphy@elliman.com

INTERIOR PHOTOS

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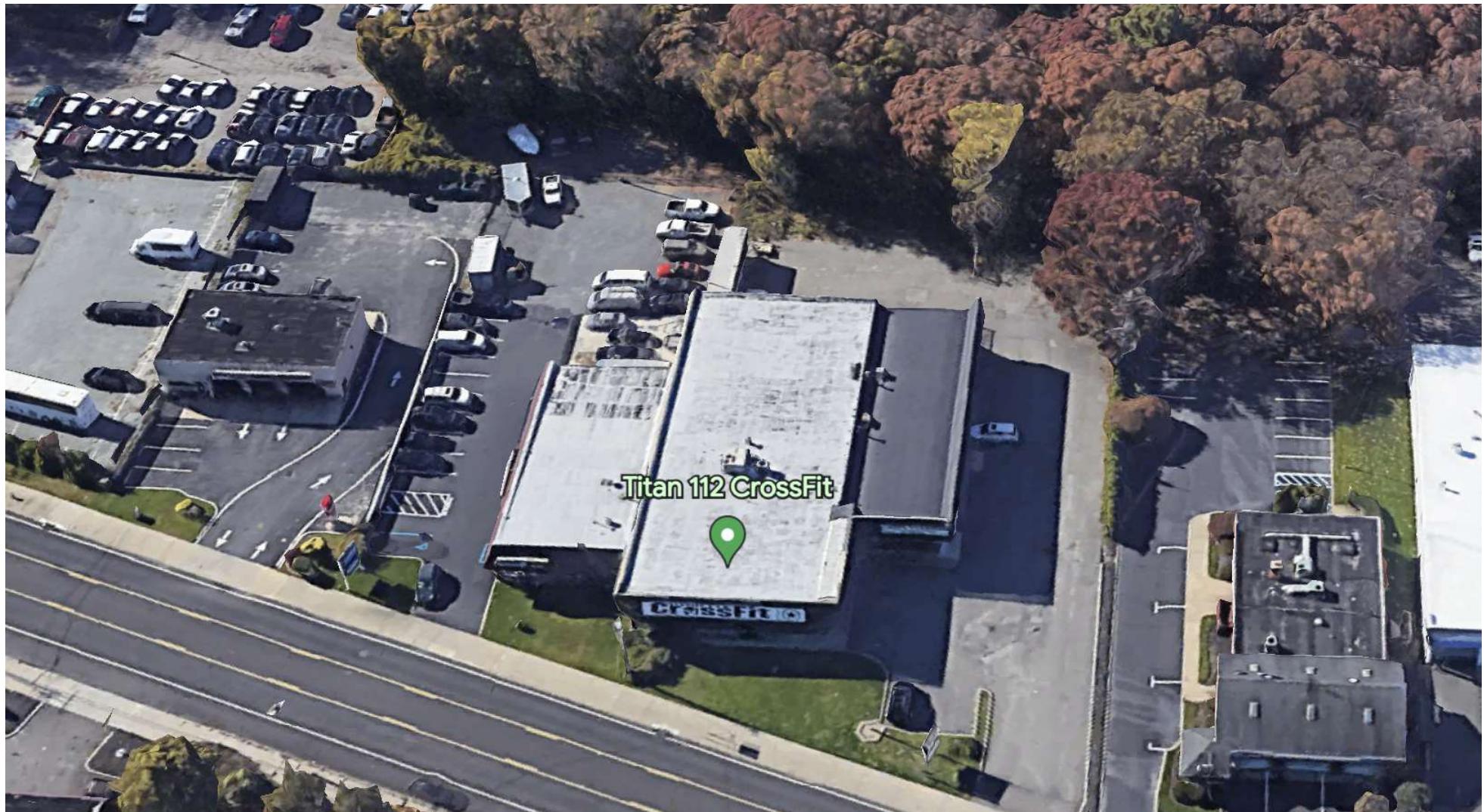
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ADDITIONAL PHOTOS

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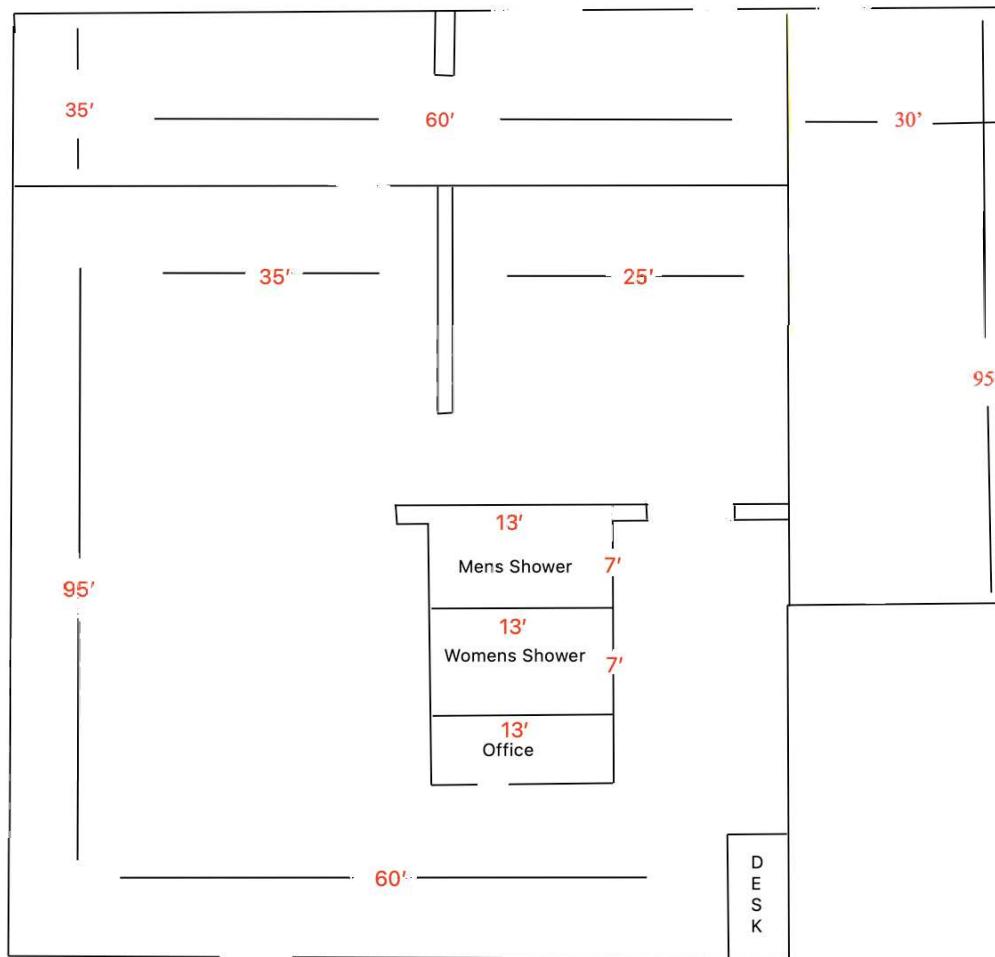
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FLOOR PLAN

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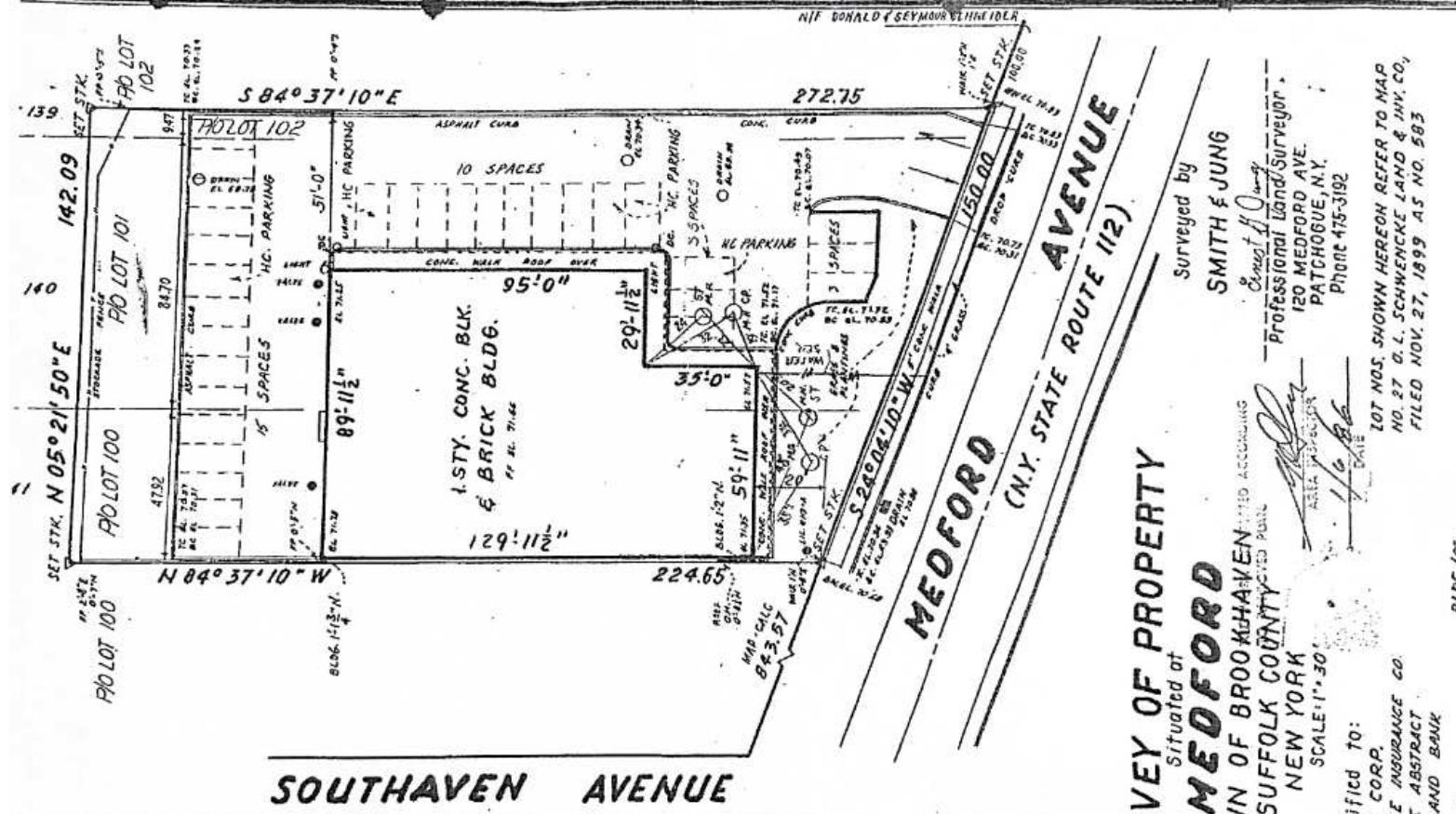
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PROPERTY SURVEY

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REPRESENTATIONS SHOWN FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO ENSURE THE EXISTENCE OF ANY OF THE WAYS AND OF EASEMENTS OR RECORD, IF ANY, NOT SHOWN ARE NOT GUARANTEED.

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RETAILER MAP

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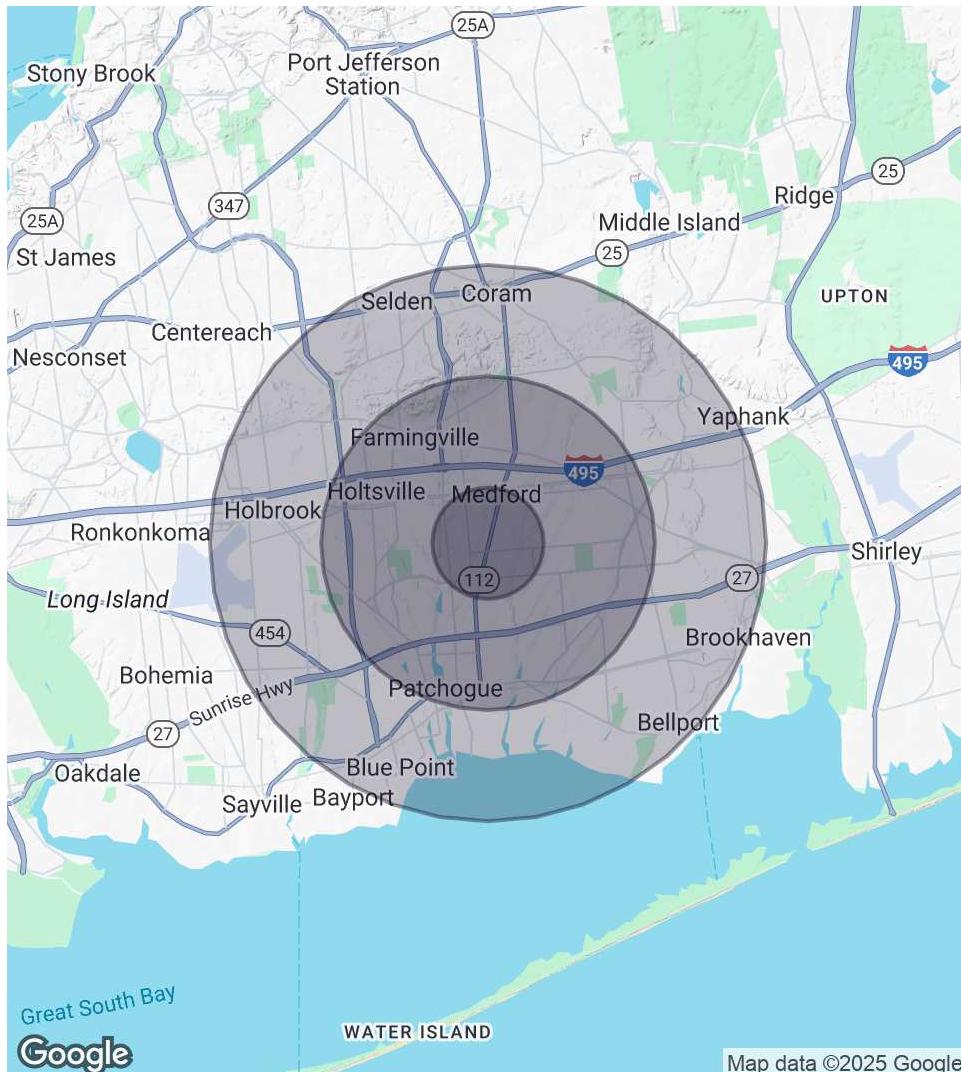
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DEMOGRAPHICS MAP & REPORT

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1 Mile Radius

Population

7,297

Households

2,220

Average HH Income

\$154,144

3 Miles Radius

Population

80,838

Households

28,633

Average HH Income

\$146,546

5 Miles Radius

Population

179,108

Households

63,747

Average HH Income

\$146,922

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ADVISOR BIO 1

1870 Medford Ave. | Medford, New York 11763



Dennis Gandley

Licensed Real Estate Salesperson

dennis.gandley@elliman.com

Direct: **631.858.2406** | Cell: **631.219.7551**

Professional Background

Dennis Gandley joined Douglas Elliman in 2012. His own experience as a business owner led him to initially join Douglas Elliman as a Business Broker. Having been involved with the ownership and eventual sales of his own restaurant and bars, Dennis was able to understand the requirements and concerns of business owners who were looking to sell.

After establishing a vast number of contacts from both his personal and business worlds, Dennis eventually began to connect buyers and sellers, landlord and tenants -leading to many successful transactions beyond just business brokerage. Dennis quickly established himself as one of the Top Producing Commercial Real Estate Agents in the Commercial Division.

Over the past decade, Dennis has handled all types of Commercial Real estate transactions, from Landlord Representation for retail, office, medical, industrial spaces and more to selling every type of Commercial property spanning across the Island, from the Hamptons to the Burroughs.

Dennis has positioned himself as one of the most highly referred Commercial Agents within the Commercial Division. Understanding that relationships are one of the most invaluable and important components of business, Dennis has established incredible connections with our residential agents, continually working with many of them across Long Island to facilitate Commercial transactions within the company.

A dedicated Commercial Real Estate expert, Dennis appreciates the opportunity to consistently network amongst his colleagues and counterparts within Elliman and beyond. He looks forward to analyzing, evaluating, and executing plans for each client he represents.

Throughout, his years in the restaurant/bar business he has formed relationships with noteworthy figures in the Long Island business world. Dennis has established himself as a recognizable person on the Long Island professional landscape. He is a consummate professional and a people person.

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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.