



CONTACT EXCLUSIVE AGENT

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RIPCO
REAL ESTATE

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Please visit us at ripcony.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

RETAIL/OFFICE/MEDICAL SPACE

PATCHOGUE, NY

472 MEDFORD AVENUE

SIZE

2,936 SF with Drive thru + Full Basement

FRONTAGE

±73 FT

CEILING HEIGHTS

14 FT

ASKING RENT

Upon Request

NEIGHBORS

ShopRite, Giunta's Meat Farms, Raymour Flanigan, Subway, Jiffy Lube, Dunkin', Pizza Hut, KFC, Meineke, CityMD, Chuck E Cheese, 7-Eleven

COMMENTS

BUILDING REDEVELOPMENT OPPORTUNITY

Located at a signalized intersection on Medford Avenue and Harris Street

Strong Visibility on Medford Avenue

Easy access to Sunrise Highway approximately .06 miles away

Major north/south corridor in Suffolk County with over 25,000 vehicles passing this site daily

42 Car Exclusive Parking

0.85 Acres of Property

PROPOSED TRANSFORMATION

MEDICAL



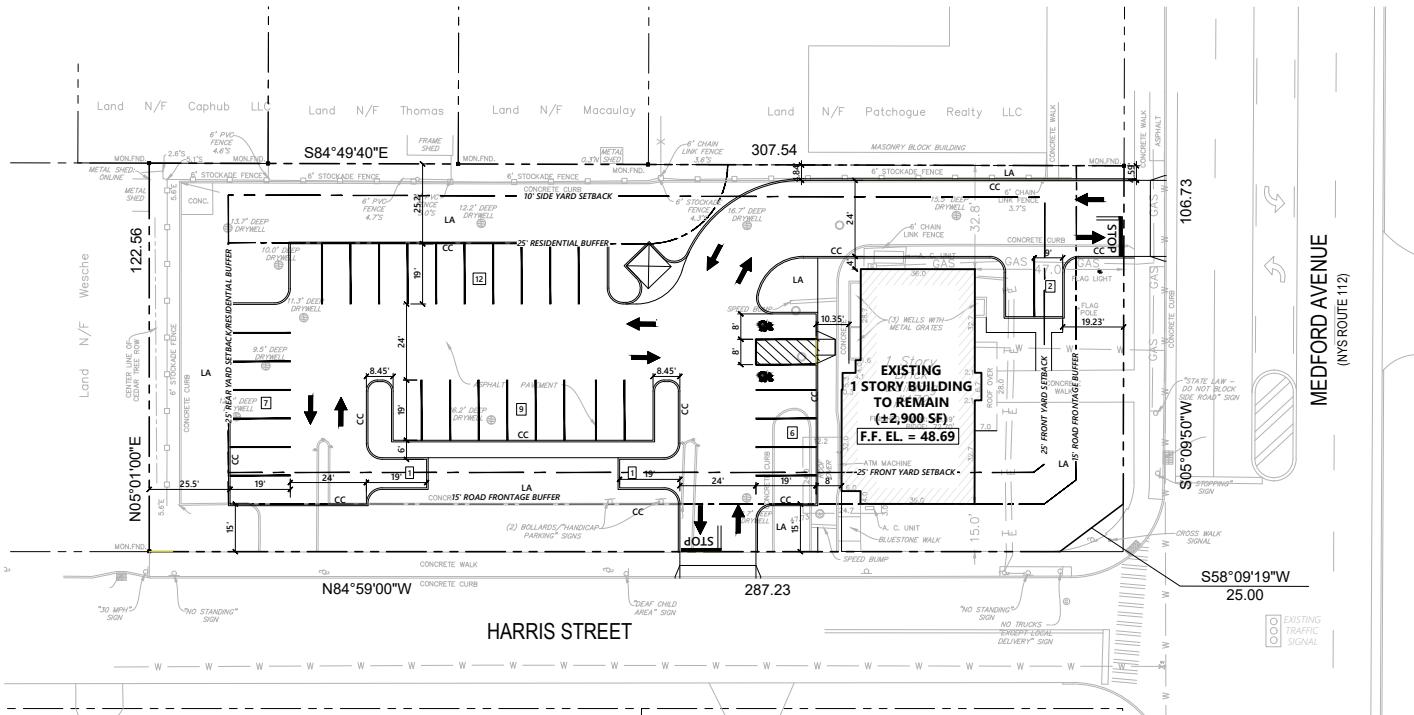
RESTAURANT



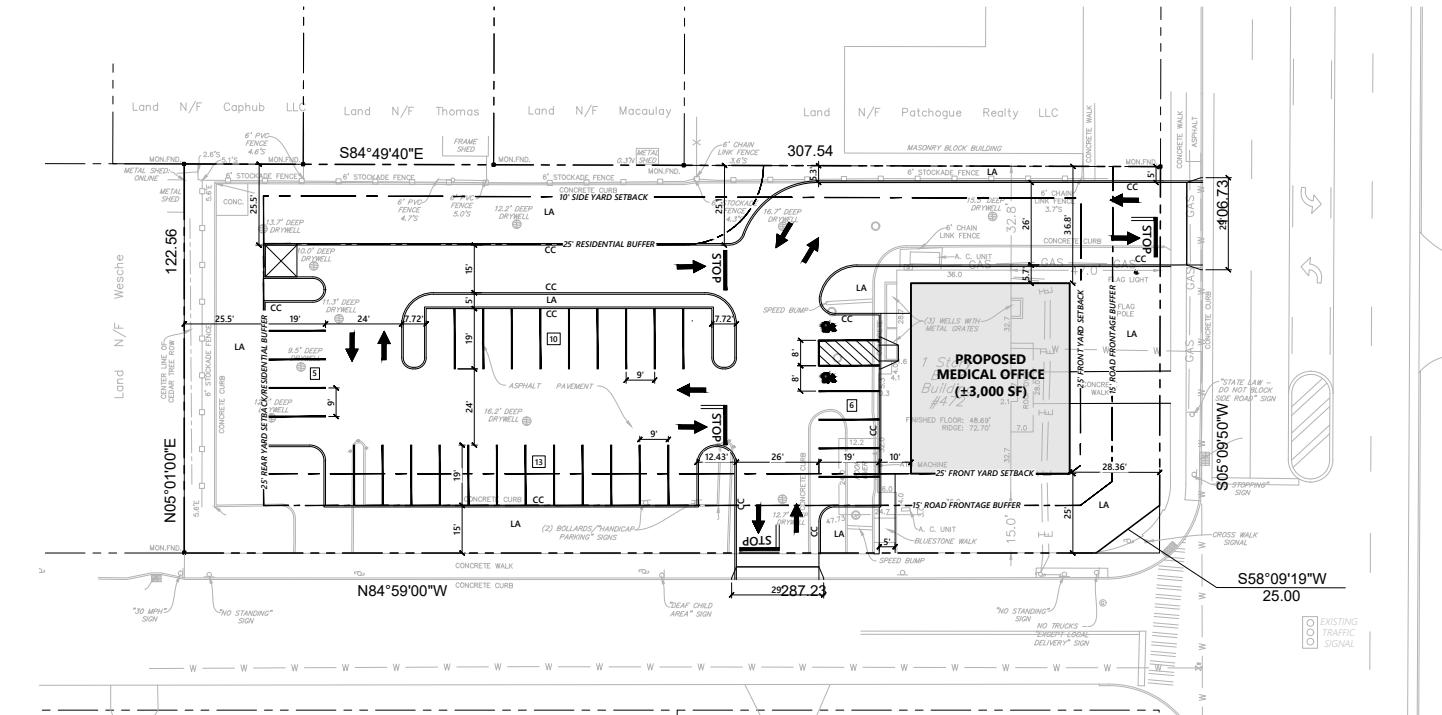
PARKING LOT WITH
DRIVE-THRU

PROPOSED REDEVELOPMENT OPPORTUNITIES

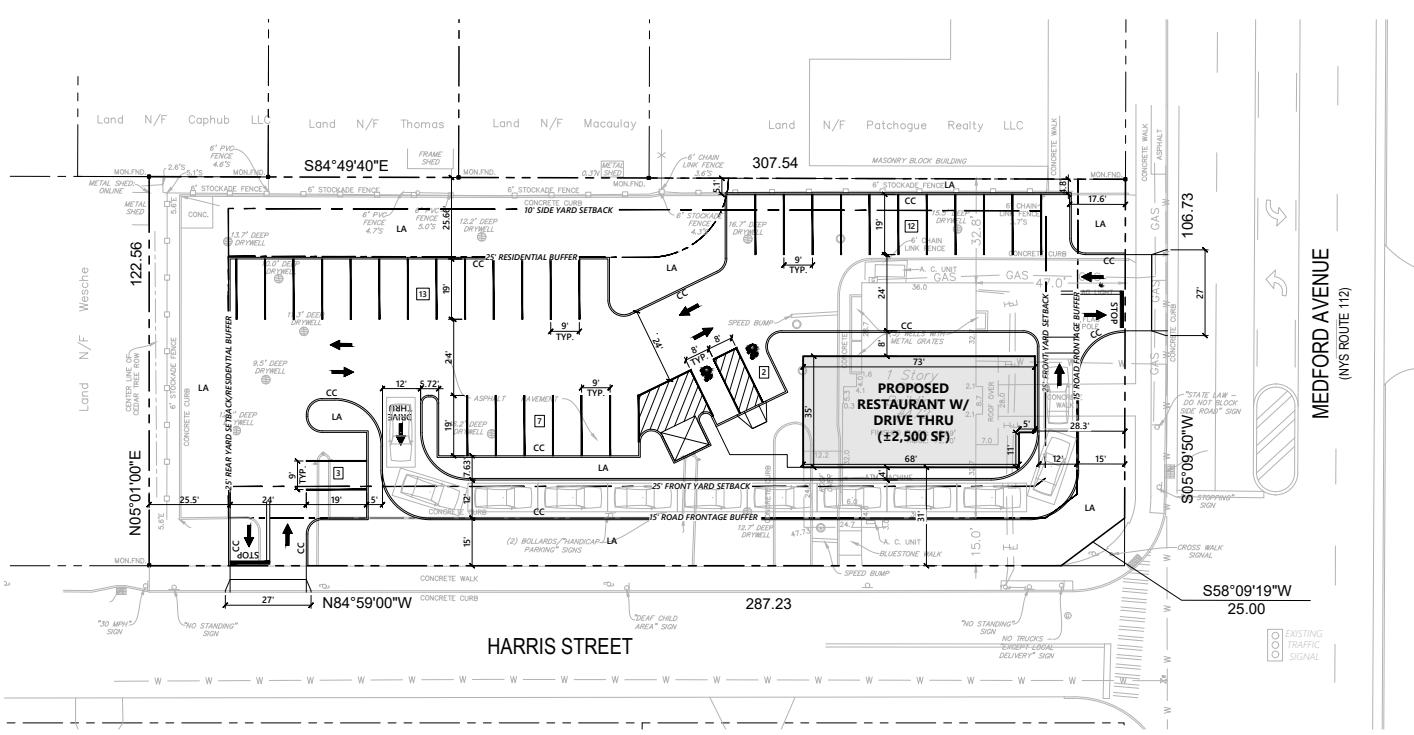
EXISTING BUILDING



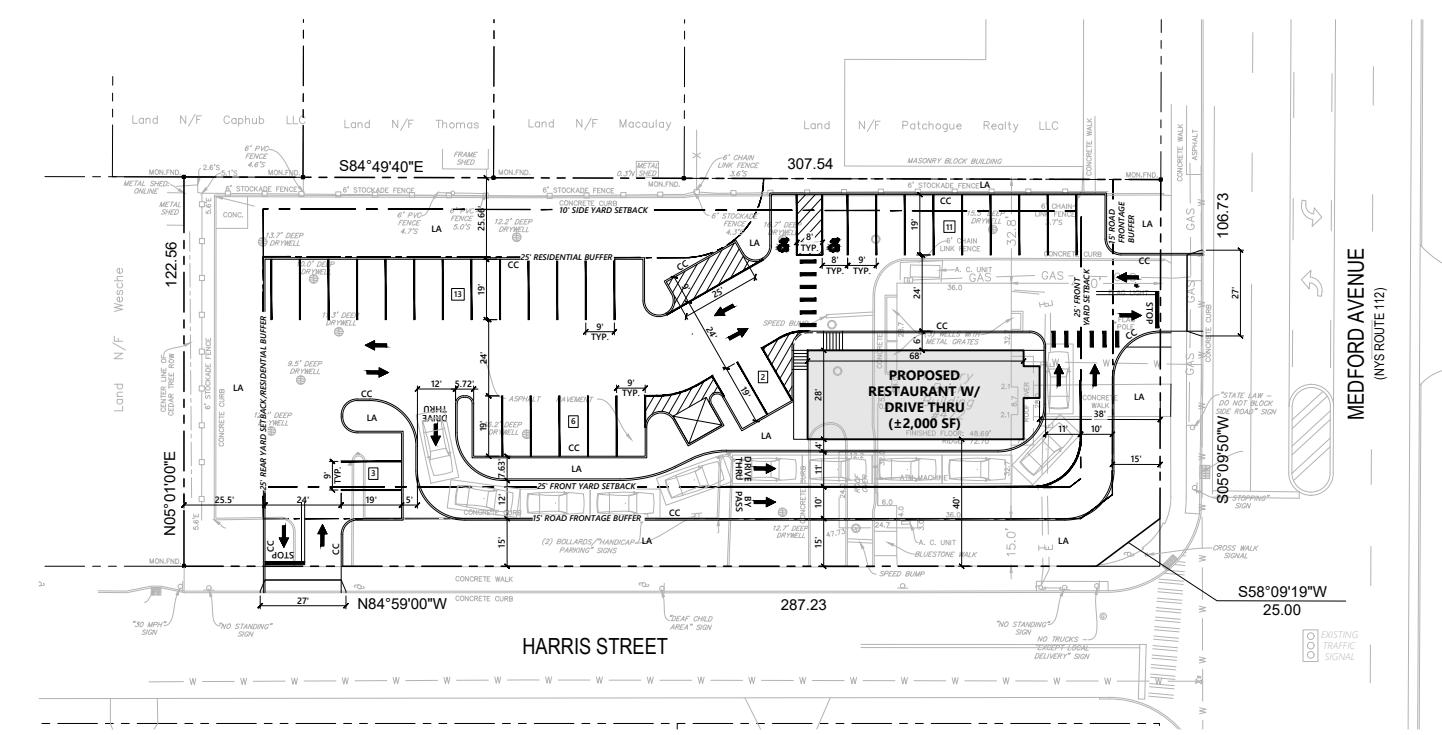
MEDICAL OFFICE



2,500 SF RESTAURANT + DRIVE THRU



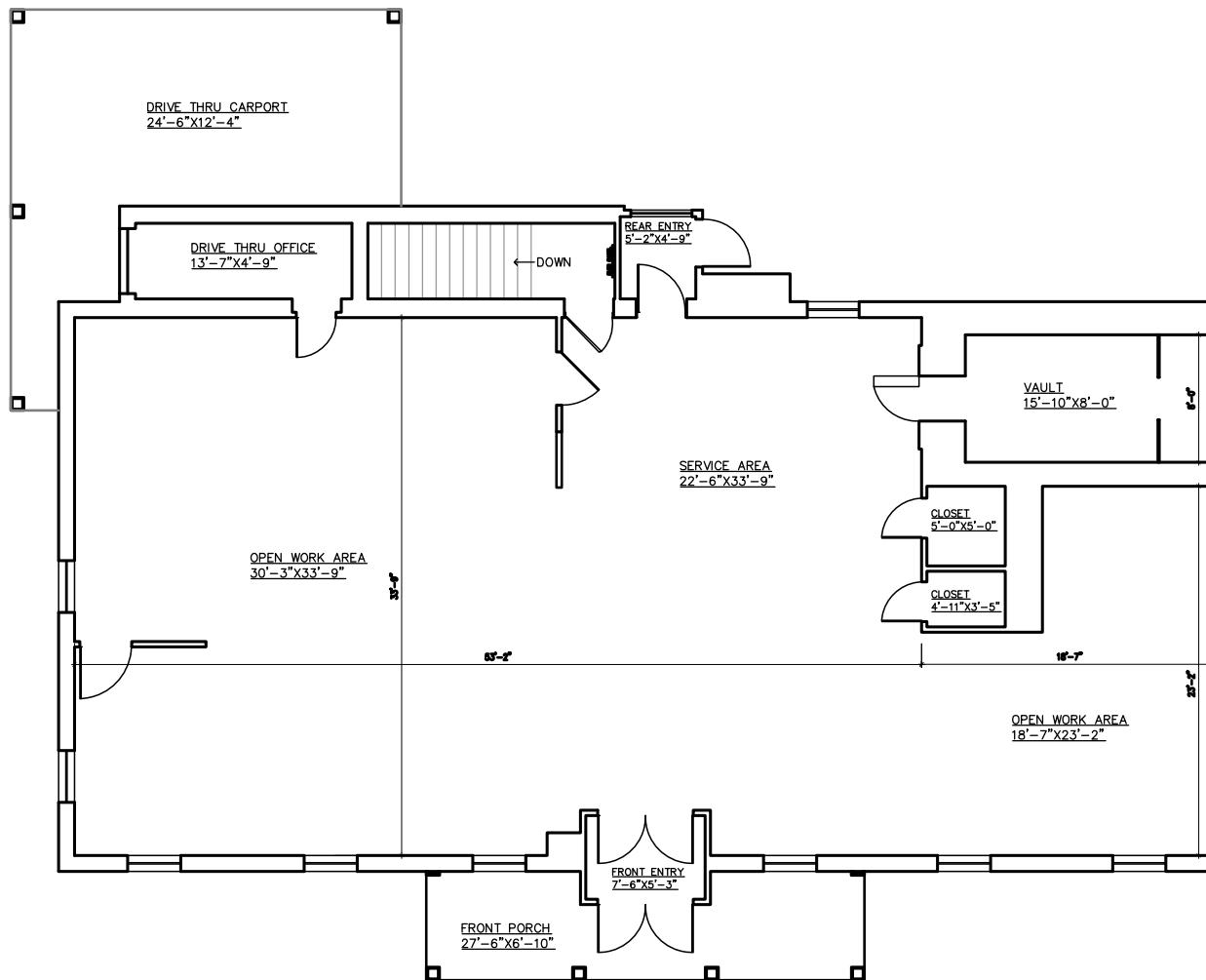
2,000 SF RESTAURANT + DRIVE THRU



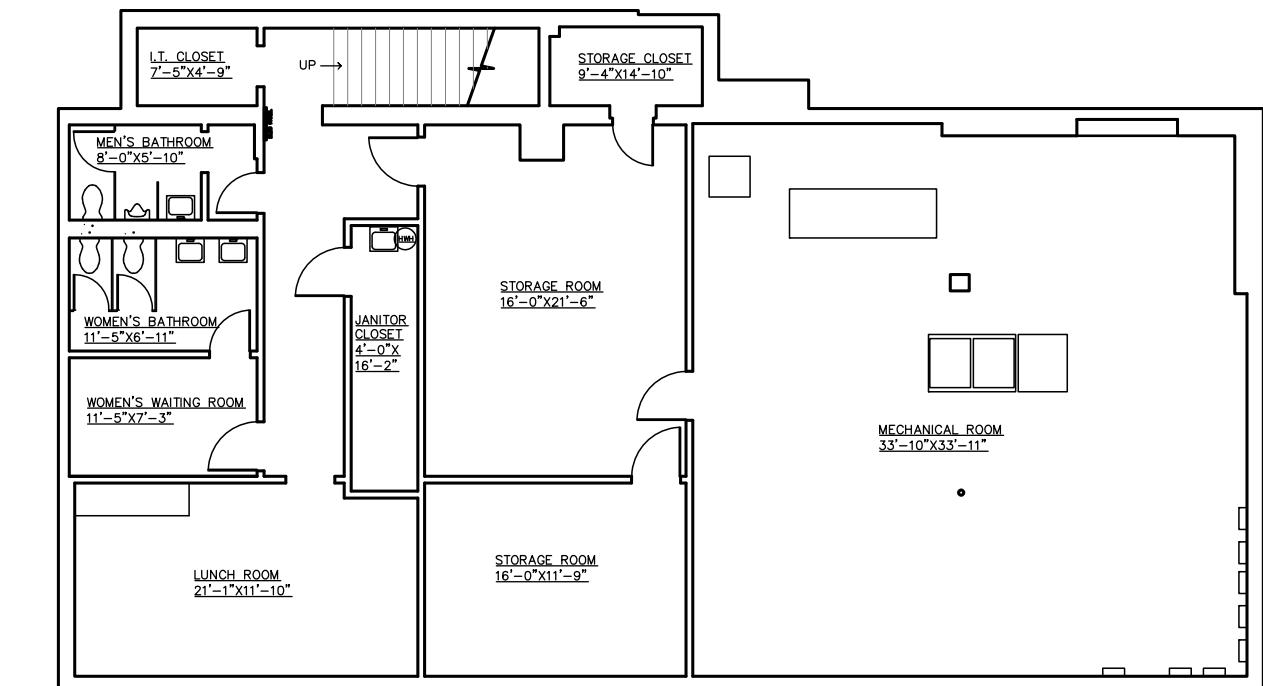
*All Plans for Design Purposes Only. Subject to Town Approval.

EXISTING FLOOR PLAN

FIRST FLOOR



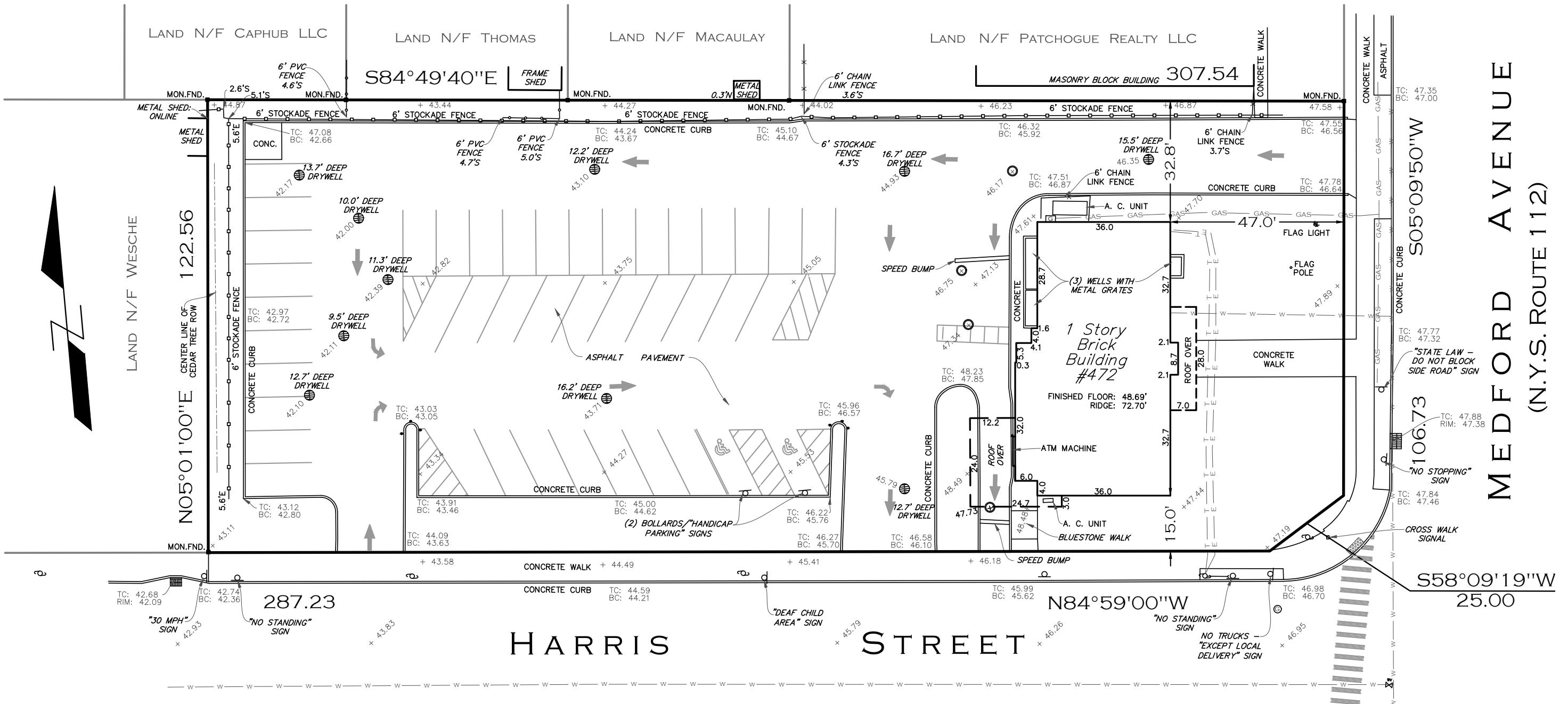
BASEMENT



SURVEY - EXISTING CONDITIONS

M E D F O R D A V E N U E (N.Y.S. ROUTE 112)

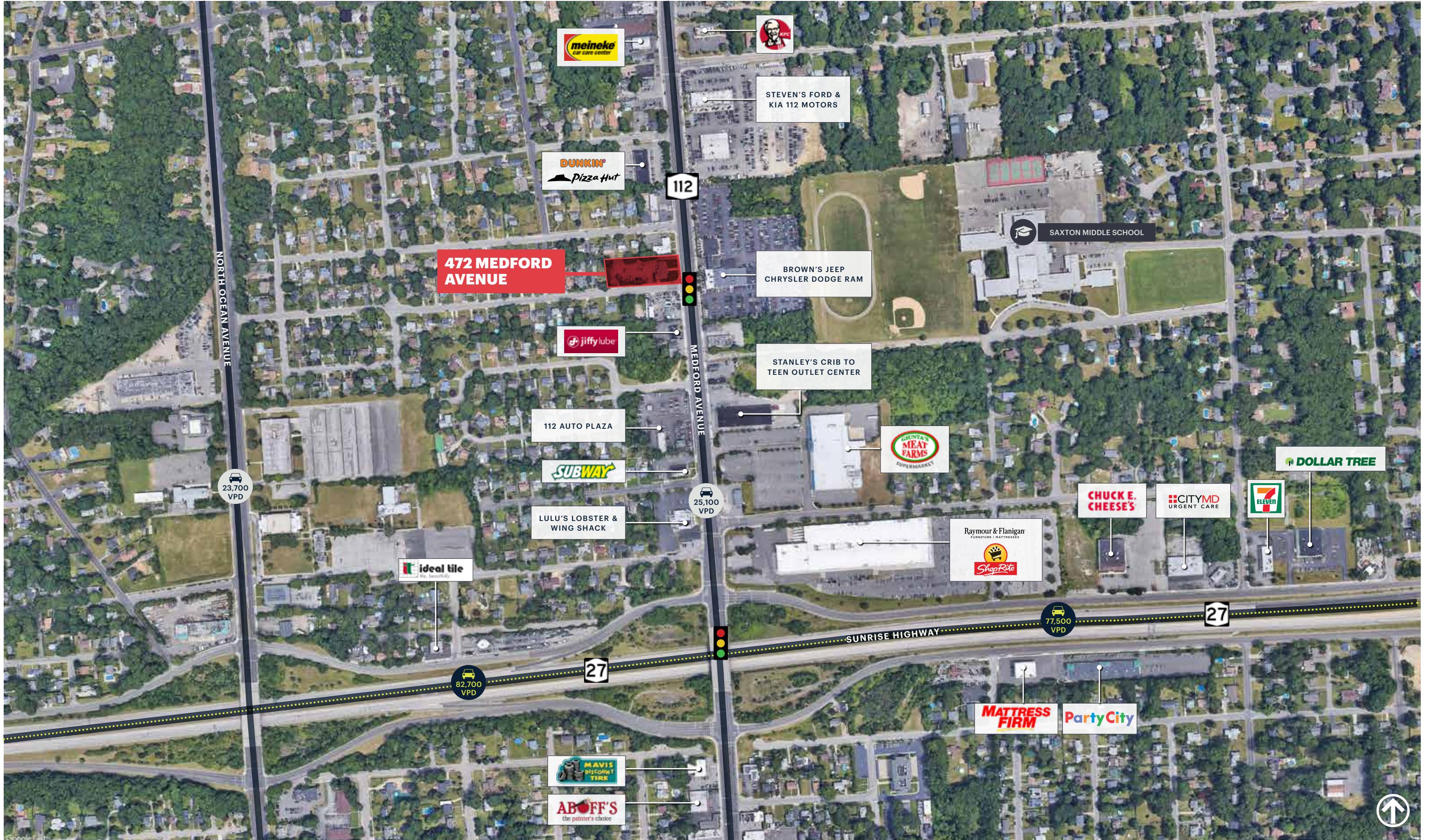
(N.Y.S. ROUTE 112)



CLOSE UP AERIAL



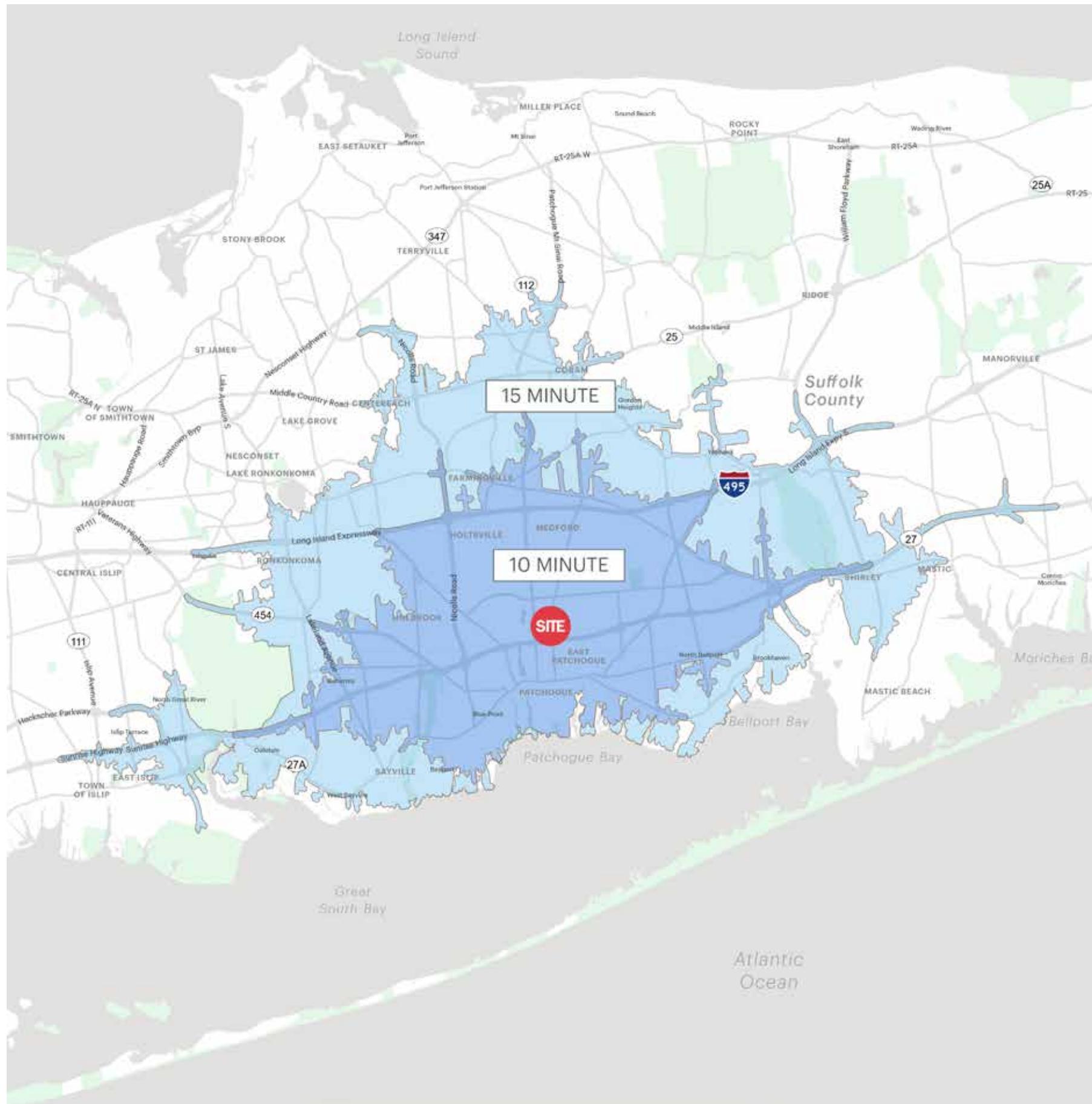
MID-LEVEL AERIAL



MARKET AERIAL



AREA DEMOGRAPHICS



10 MINUTE DRIVE TIME

POPULATION

139,914

HOUSEHOLDS

50,810

AVERAGE HOUSEHOLD INCOME

\$142,900

MEDIAN HOUSEHOLD INCOME

\$107,352

COLLEGE GRADUATES (BACHELOR'S +)

36,072 - 35.0%

TOTAL BUSINESSES

6,986

TOTAL EMPLOYEES

63,667

DAYTIME POPULATION (W/ 16 YR +)

130,996

15 MINUTE DRIVE TIME

POPULATION

312,484

HOUSEHOLDS

110,409

AVERAGE HOUSEHOLD INCOME

\$144,208

MEDIAN HOUSEHOLD INCOME

\$107,911

COLLEGE GRADUATES (BACHELOR'S +)

78,367 - 35.0%

TOTAL BUSINESSES

13,913

TOTAL EMPLOYEES

129,250

DAYTIME POPULATION (W/ 16 YR +)

281,561

AREA DEMOGRAPHICS

