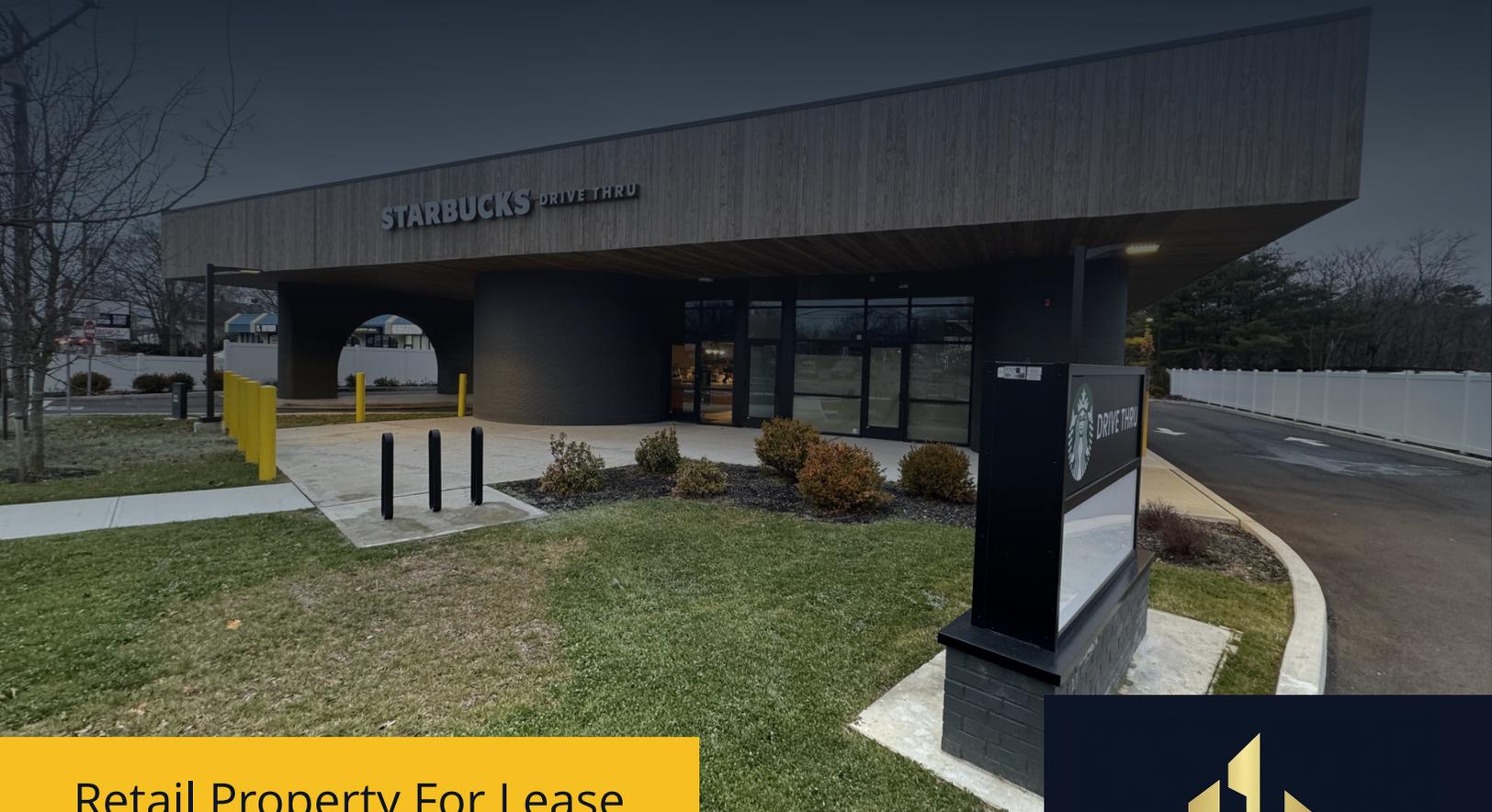


718 MEDFORD AVENUE (ROUTE 112), PATCHOGUE, NY 11772

2,300 SF Retail Space For Lease



Retail Property For Lease

PROPERTY DESCRIPTION

Prime 2,300 SF retail space for lease at 718A Medford Ave, Patchogue, located directly next to Starbucks in a high-traffic commercial corridor. The space features versatile J2 zoning, high ceilings, and a full basement ideal for storage. Excellent accessibility with close proximity to both the Long Island Expressway and Sunrise Highway, along with 33 on-site parking spaces. Space is delivered ready to customize for a wide range of retail and service users.

- 2,300 SF prime retail space at 718A Medford Ave, Patchogue, adjacent to Starbucks
- Versatile J2 zoning with high ceilings and a full basement
- High traffic counts with strong visibility and frontage
- Excellent accessibility near both the LIE and Sunrise Highway
- Ample on-site parking with 33 spaces
- High Ceilings

PROPERTY HIGHLIGHTS



HedgeStone
COMMERCIAL
REAL ESTATE

STEVEN BEZMEN

Licensed Associate Real Estate Broker

516.419.2752

steven.bezmen@hedgestone.com

VINCENT GEBBIA

President

516.695.4898

vincent.gebbia@hedgestone.com

Hedgestone Commercial Real Estate
164 Main Street, Huntington, NY 11743
<http://www.hedgestonecre.com>

Property Summary

718 MEDFORD AVENUE, PATCHOGUE, NY 11772
2,300 SF RETAIL SPACE FOR LEASE



PROPERTY DESCRIPTION

Prime 2,300 SF retail space for lease at 718A Medford Ave, Patchogue, located directly next to Starbucks in a high-traffic commercial corridor. The space features versatile J2 zoning, high ceilings, and a full basement ideal for storage. Excellent accessibility with close proximity to both the Long Island Expressway and Sunrise Highway, along with 33 on-site parking spaces. Space is delivered ready to customize for a wide range of retail and service users.

PROPERTY HIGHLIGHTS

- 2,300 SF prime retail space at 718A Medford Ave, Patchogue, adjacent to Starbucks
- Versatile J2 zoning with high ceilings and a full basement
- High traffic counts with strong visibility and frontage
- Excellent accessibility near both the LIE and Sunrise Highway
- Ample on-site parking with 33 spaces
- High Ceilings

OFFERING SUMMARY

Lease Rate:	Upon Request
Available SF:	2,300 SF
Lot Size:	1.26 Acres
Parking Spaces:	33

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,838	29,584	64,556
Total Population	8,873	80,940	180,141
Average HH Income	\$162,002	\$145,281	\$150,433

Front Entry Next To Starbucks

718 MEDFORD AVENUE, PATCHOGUE, NY 11772
2,300 SF RETAIL SPACE FOR LEASE



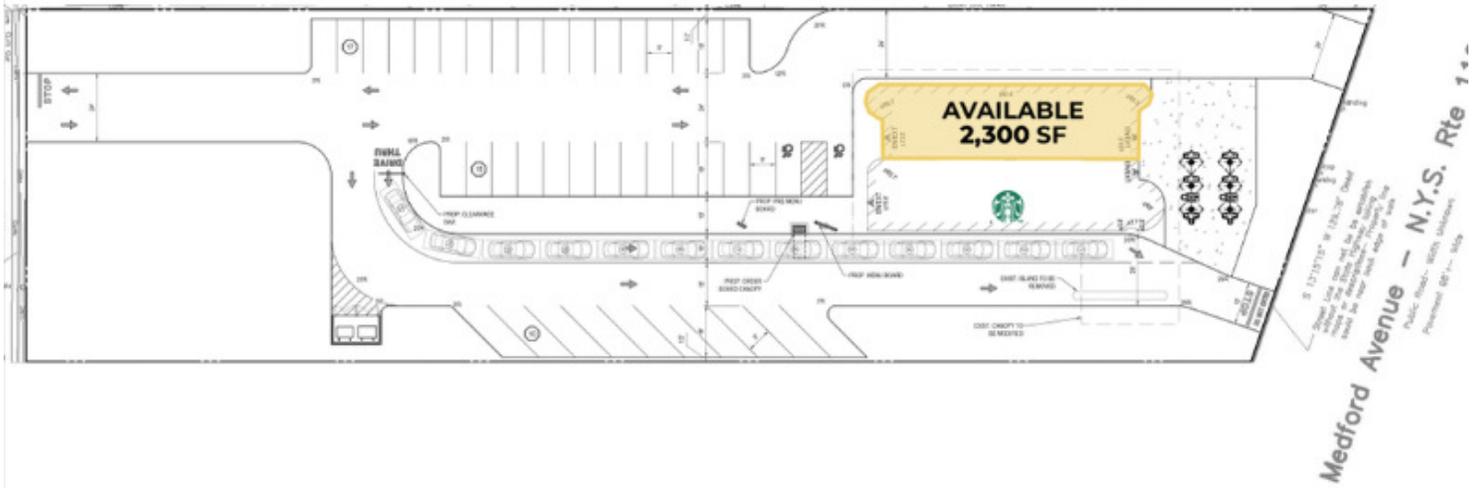
Additional Photos

718 MEDFORD AVENUE, PATCHOGUE, NY 11772
2,300 SF RETAIL SPACE FOR LEASE



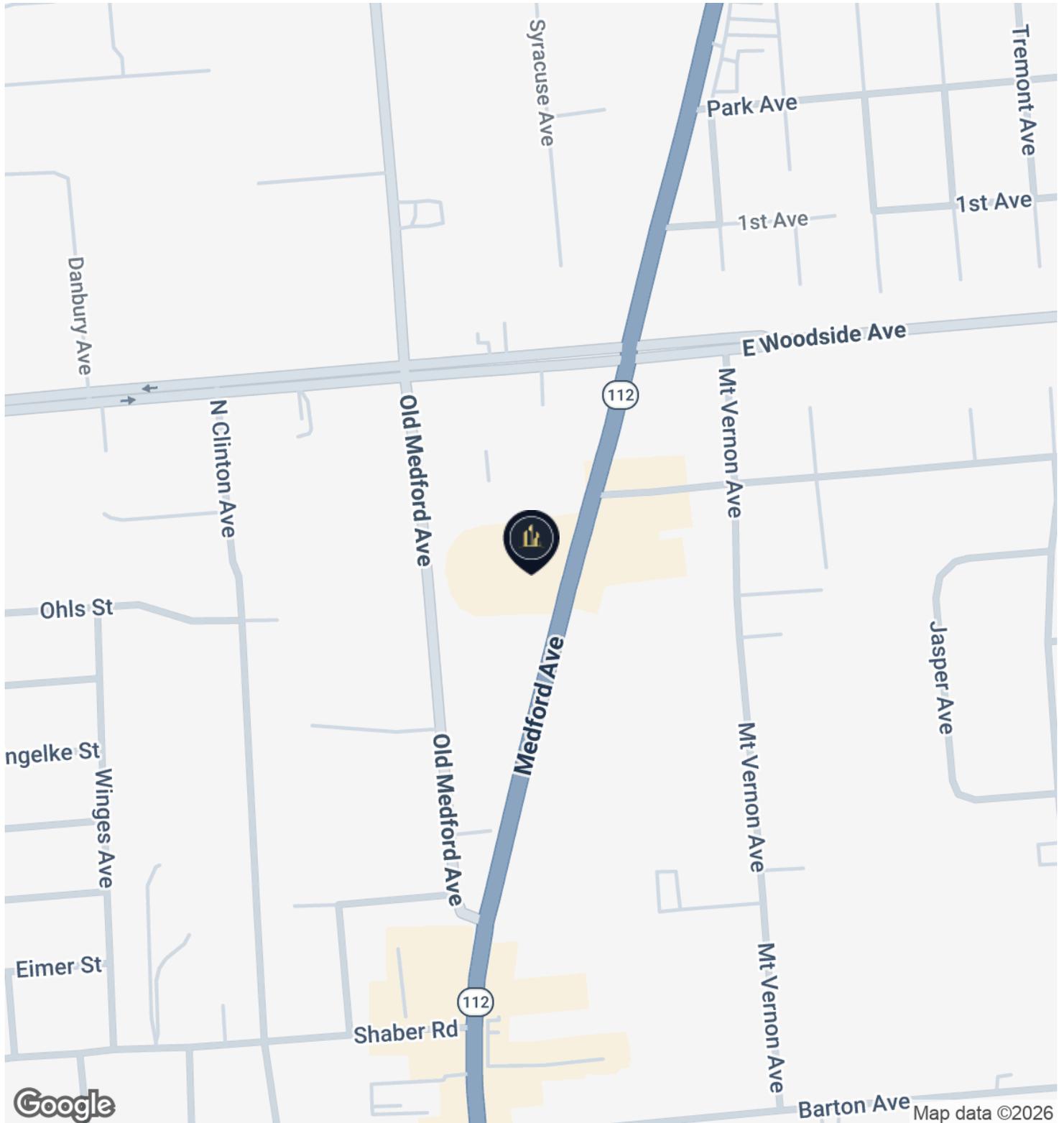
Site Plan

718 MEDFORD AVENUE, PATCHOGUE, NY 11772
2,300 SF RETAIL SPACE FOR LEASE



Location Map

718 MEDFORD AVENUE, PATCHOGUE, NY 11772
2,300 SF RETAIL SPACE FOR LEASE



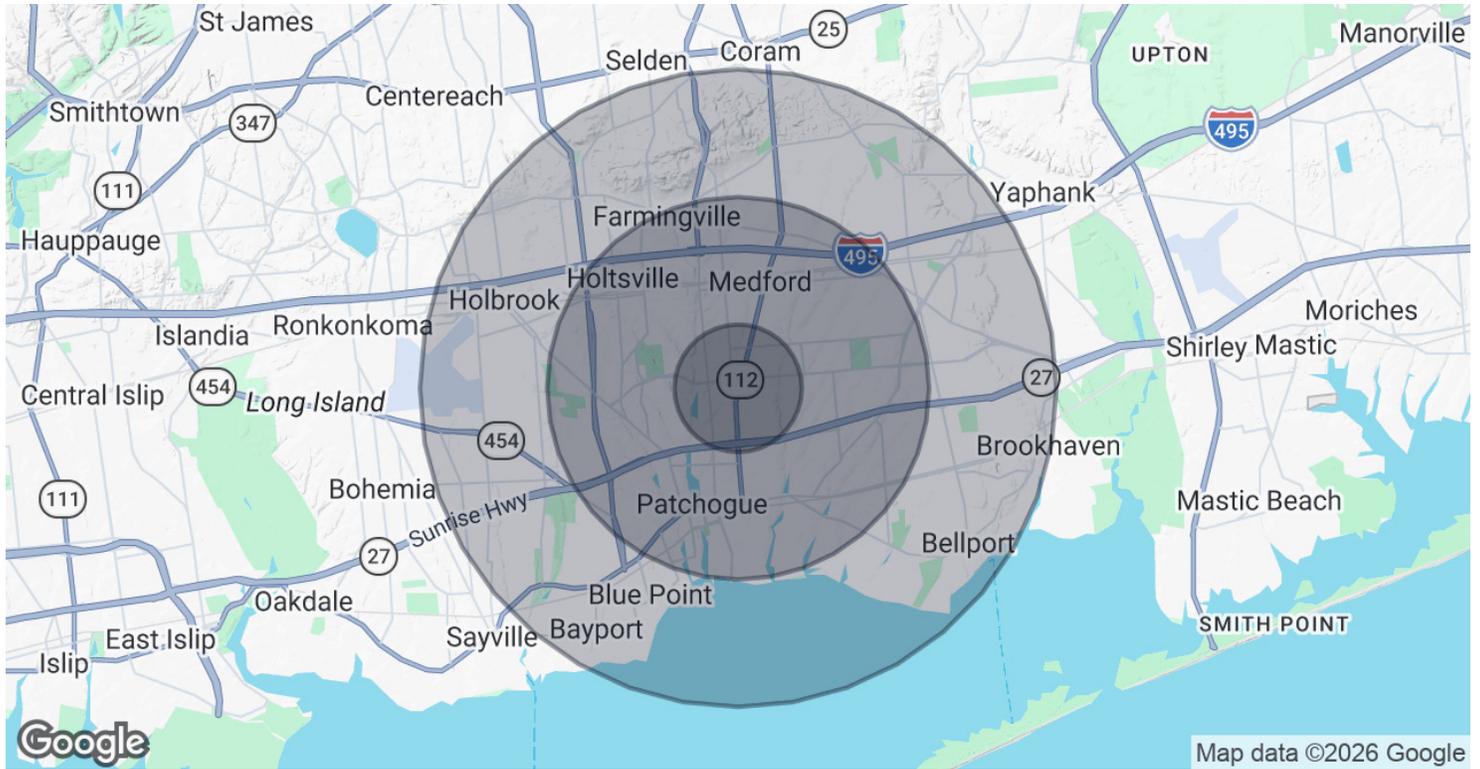
Retailer Map

718 MEDFORD AVENUE, PATCHOGUE, NY 11772
2,300 SF RETAIL SPACE FOR LEASE



Demographics Map & Report

718 MEDFORD AVENUE, PATCHOGUE, NY 11772
2,300 SF RETAIL SPACE FOR LEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,873	80,940	180,141
Average Age	41	43	43
Average Age (Male)	40	41	41
Average Age (Female)	42	44	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,838	29,584	64,556
# of Persons per HH	3.1	2.7	2.8
Average HH Income	\$162,002	\$145,281	\$150,433
Average House Value	\$494,605	\$522,398	\$535,987

Demographics data derived from AlphaMap

Meet The Team

718 MEDFORD AVENUE, PATCHOGUE, NY 11772
2,300 SF RETAIL SPACE FOR LEASE



STEVEN BEZMEN

Licensed Associate Real Estate Broker

Direct: 516.419.2752
steven.bezmen@hedgestone.com



VINCENT GEBBIA

President

Direct: 516.695.4898
vincent.gebbia@hedgestone.com