

RETAIL SITES AVAILABLE

SILLS ROAD & STATION ROAD
MEDFORD, NY



**SILLS ROAD & STATION ROAD
MEDFORD, NY**

PROPERTY SUMMARY



LOCATION

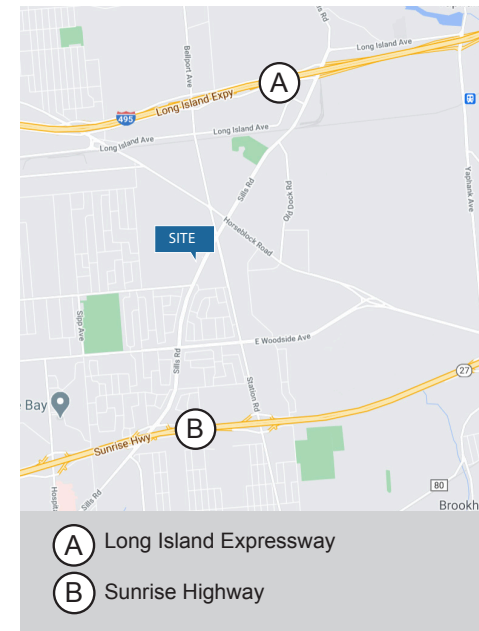
Section: 813
Block: 01
Lot: 1.2

ZONING

J-5
Lot 2: Zoning approved for gas station and c-store
Lot 3: Zoning approved for major restaurant w/ drive-thru

DISTANCE FROM HIGHWAYS

Long Island Expressway < 2 miles
Sunrise Highway < 2 miles



**SILLS ROAD & STATION ROAD
MEDFORD, NY**

SITE LAYOUT

PARCEL 2 - AVAILABLE

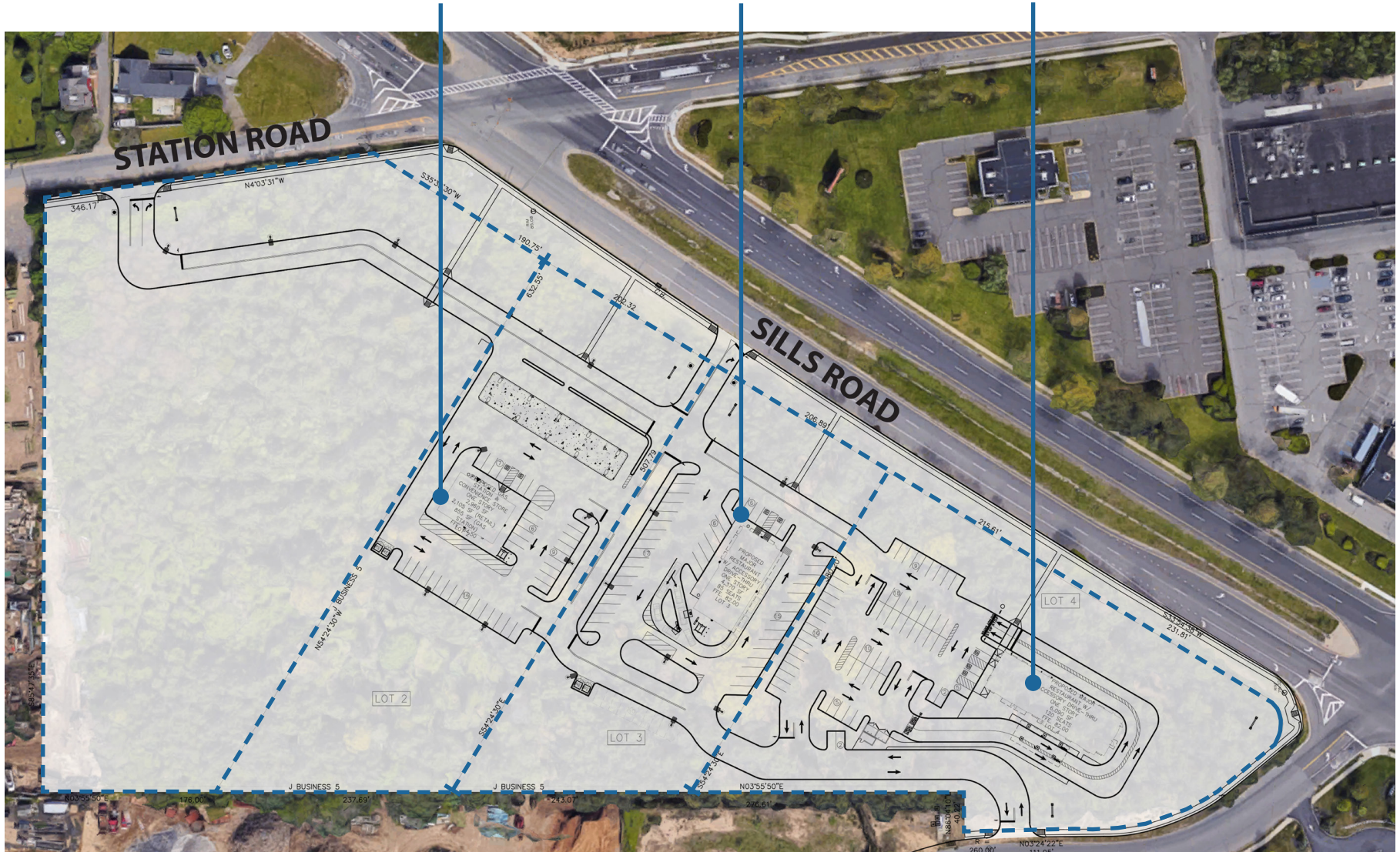
GAS STATION &
CONVENIENCE STORE

PARCEL 3 - AVAILABLE

4,388 SF FAST FOOD WITH
DRIVE-THRU

IN CONTRACT

NATIONAL FAST FOOD CHAIN



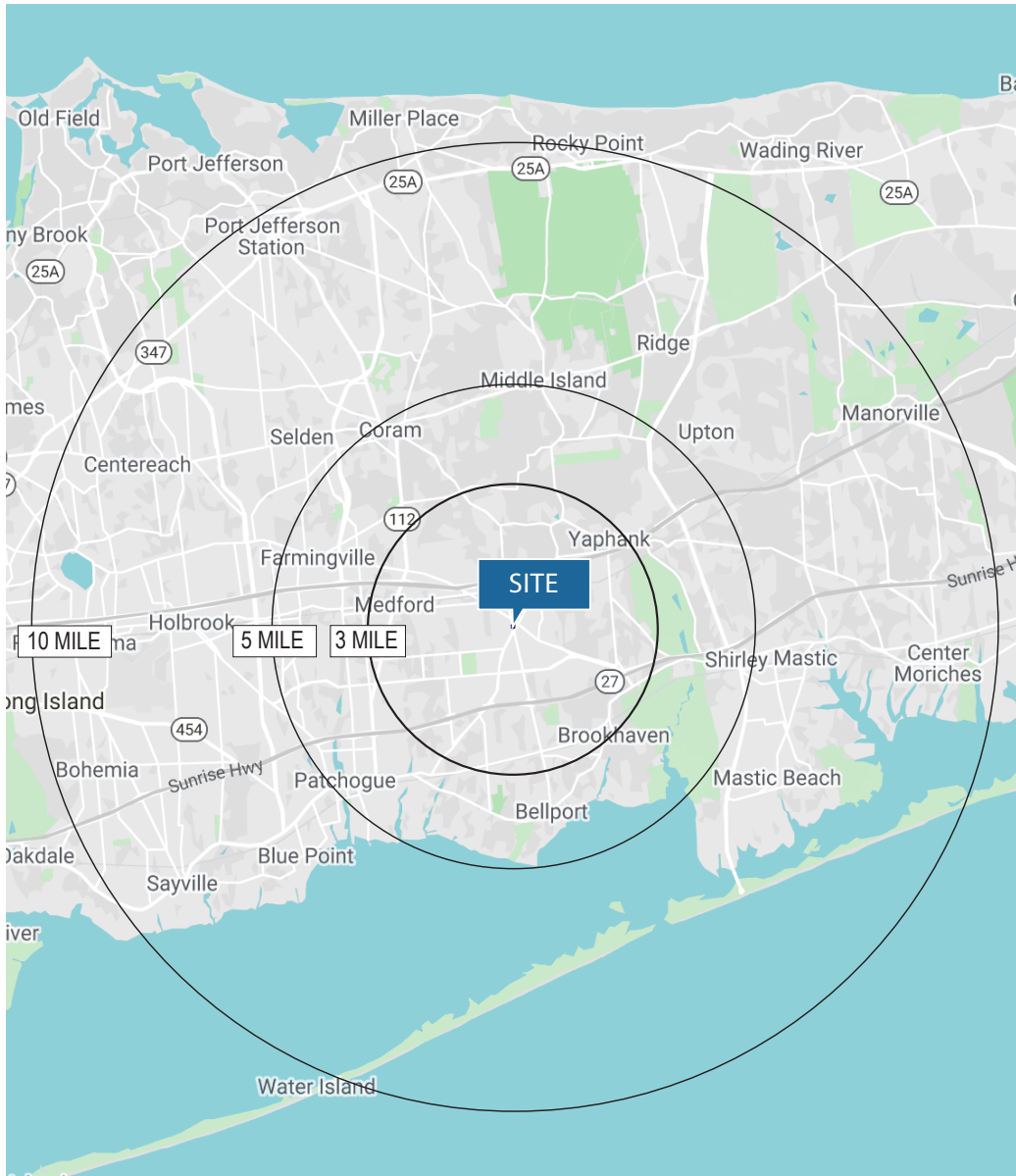
SILLS ROAD & STATION ROAD
MEDFORD, NY

MARKET AERIAL



**SILLS ROAD & STATION ROAD
MEDFORD, NY**

AREA DEMOGRAPHICS



	3 MILE	5 MILE	10 MILE
POPULATION	47,390	144,289	480,775
AVERAGE HOUSEHOLD INCOME	103,404	107,236	122,741
BUSINESSES	1,570	5,052	17,632
EMPLOYEES	23,450	57,989	148,193

FOR ADDITIONAL INFORMATION

TOD BUCKVAR

BUCK REALTY OF LONG ISLAND INC.
TBUCKVAR@BUCKREALTY.COM
(516) 755-6200 x107

510 BROADHOLLOW ROAD
SUITE 210
MELVILLE, NY 11747



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