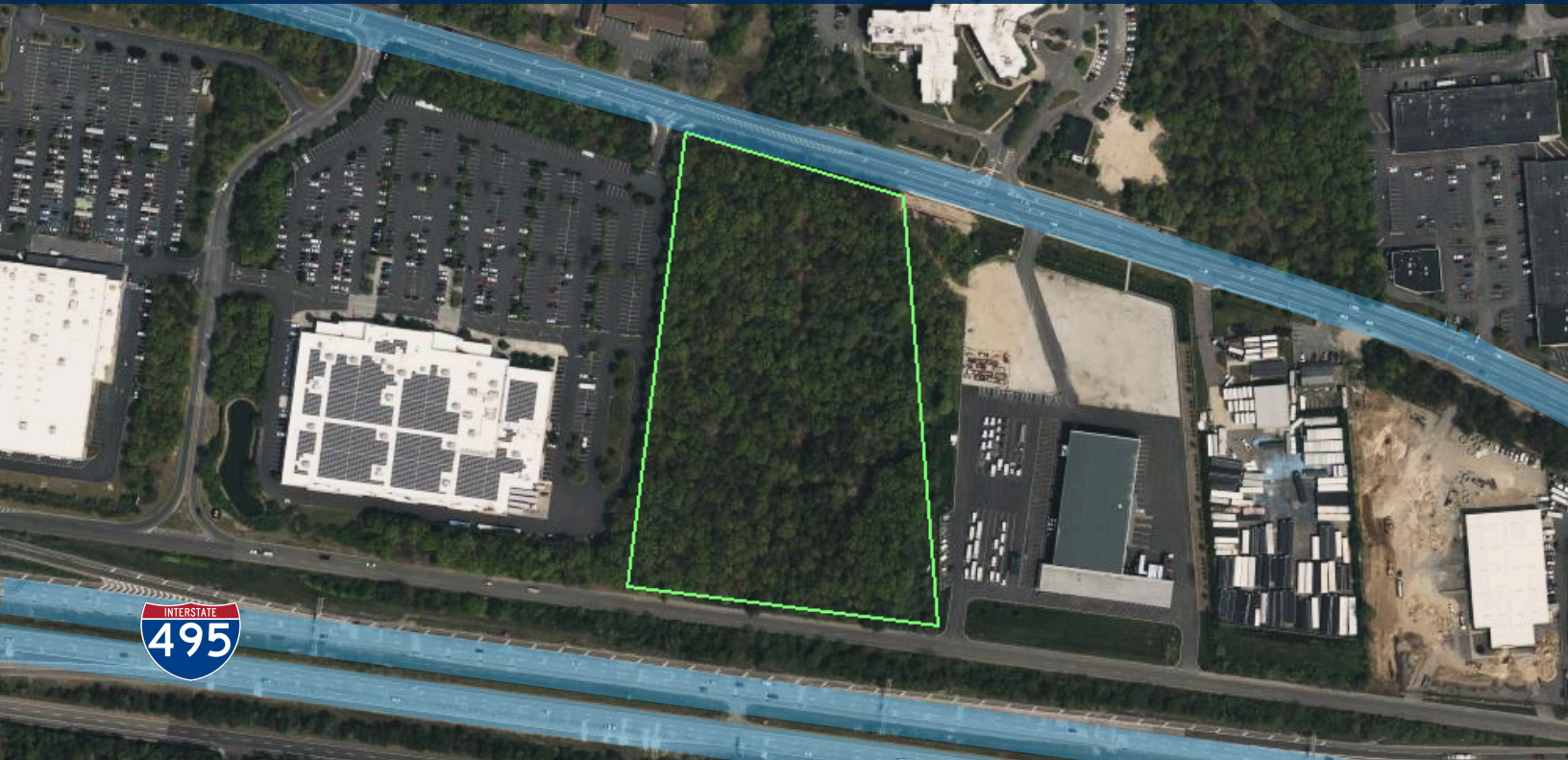


9.819 ACRE SITE FOR GROUND LEASE OR BUILD TO SUIT

HORSEBLOCK ROAD, MEDFORD, NY

Marcus & Millichap
THE TUCCILLO GROUP



Available Site for
Ground Lease or
Build to Suit



RENT: Negotiable



TERM: Negotiable

- 9.819 Acre Site in Medford, NY
- J2 Business & L1 Industrial Zoned Parcel
- Lot Coverage: J2-20% & L1-35%
- Situated on a busy retail corridor lined with numerous National tenants like Target, Sam's Club, Lowe's, AutoZone, Walgreens, Michael's, TJ Maxx, Stop & Shop and more.
- 187,000 Residents within 5-mile radius
- \$125,000 Average HHI within 5 mile radius

Lot Size (AC)	9.819
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Lot Size (SF)	427,733.46
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Lot Dimensions (SF)	437 X 808
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Zoning	J2 Business L1 Industrial
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Max FAR	20% (J2) 35% (L1)
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MICHAEL TUCCILLO

SENIOR VICE PRESIDENT
MANHATTAN OFFICE

C: 516.776.2929

O: 212.430.5196

MTUCCILLO@MARCUSMILLICHAP.COM

ANTHONY CERRONE

SENIOR ASSOCIATE
MANHATTAN OFFICE

C: 516.236.5273

O: 646.805.1474

ACERRONE@MARCUSMILLICHAP.COM

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