

+/- 15,000 SF FORMER AUTO SHOWROOM

2599 New York 112 | Medford, New York 11763

FOR LEASE (DIVISIBLE TO 6,000 SF)



Commercial



+/- 15,000 SF SHOWROOM FOR LEASE

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Available SF:	15,000 SF (Divisible to 6,000 SF)	Parking:	+/- 50 Cars
Lease Price:	\$25 SF NNN	Traffic Counts	31,000 Vehicles per day

For more information and to arrange a showing, contact Exclusive Listing Team

Property Overview

Auto Showroom for Lease – Prime Route 112 Exposure in Medford, NY

This high-visibility commercial property features a ±15,000 SF former auto showroom strategically positioned along heavily trafficked Route 112 in the heart of Medford, NY. With massive frontage and exposure to over 31,000 vehicles per day, the site offers exceptional visibility and access in a prime Suffolk County location.

Conveniently located just one minute from the Long Island Expressway and nestled between the LIE and Sunrise Highway, the property is surrounded by national retailers and major commercial anchors. It also sits just minutes from the vibrant Patchogue Village, offering access to dining, entertainment, and waterfront amenities.

Ideal for automotive, showroom, or any retail use, this flexible space presents a compelling opportunity for businesses seeking a prominent presence in a thriving commercial corridor.

Exclusively represented by:

Michael G. Murphy

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

Dennis Gandley

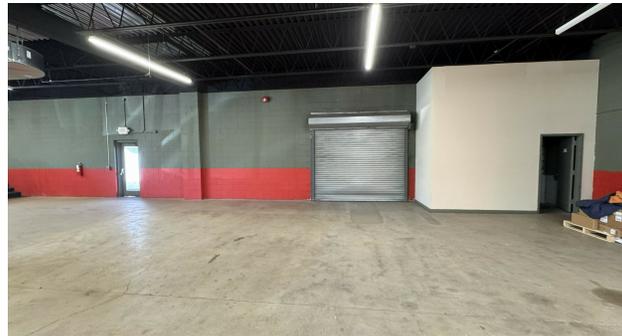
Licensed Real Estate Salesperson
631.858.2406 Email: dennis.gandley@elliman.com

Louis Fisher

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ADDITIONAL PHOTOS

2599 New York 112 | Medford, New York 11763



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AERIAL VIEW OF PROPERTY

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RETAIL MAP

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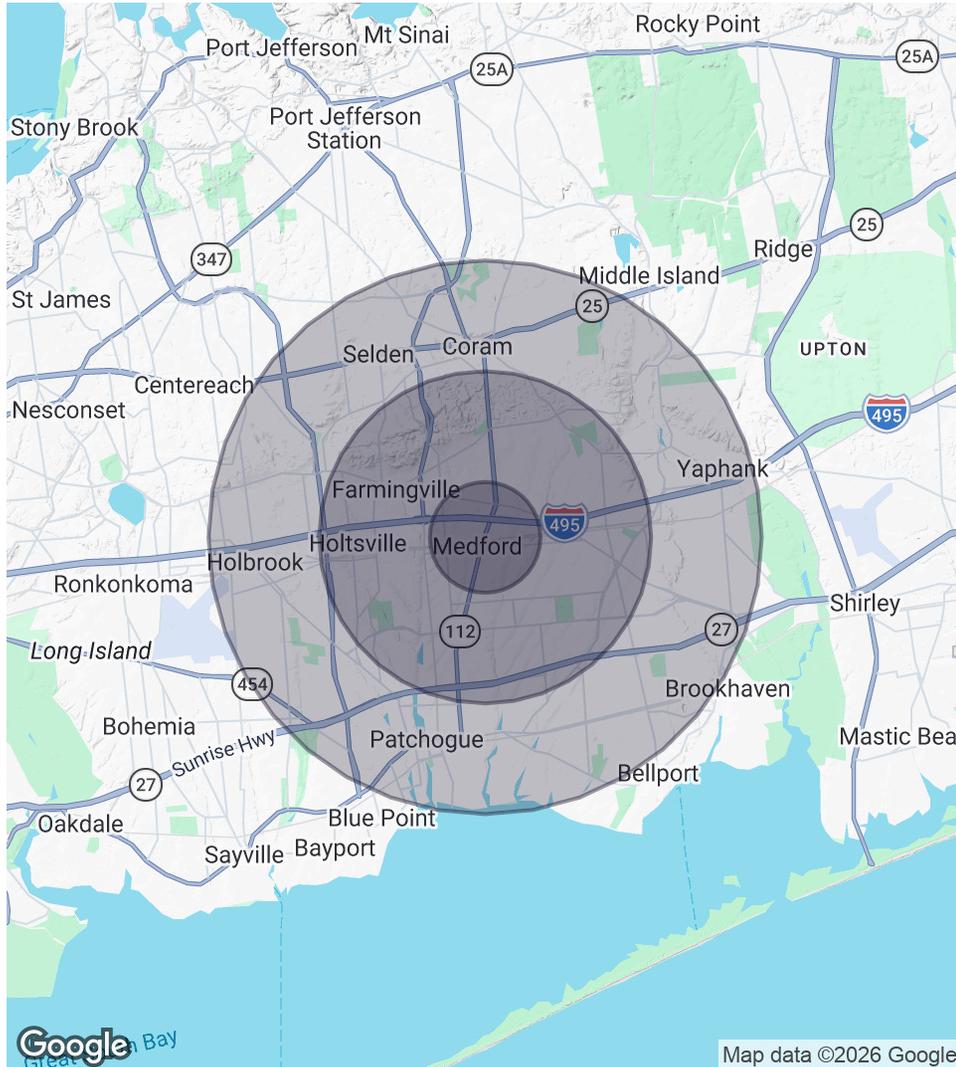
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DEMOGRAPHICS MAP & REPORT

2599 New York 112 | Medford, New York 11763



1 Mile Radius

Population
5,753
Households
1,832
Average HH Income
\$129,068

3 Miles Radius

Population
67,438
Households
23,193
Average HH Income
\$147,615

5 Miles Radius

Population
195,634
Households
69,144
Average HH Income
\$145,590

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THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.858.2405
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We Are Commercial Real Estate

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