



3120 rt 112
medford, NY 11763
OFFERING MEMORANDUM



EXCLUSIVELY PRESENTED BY:

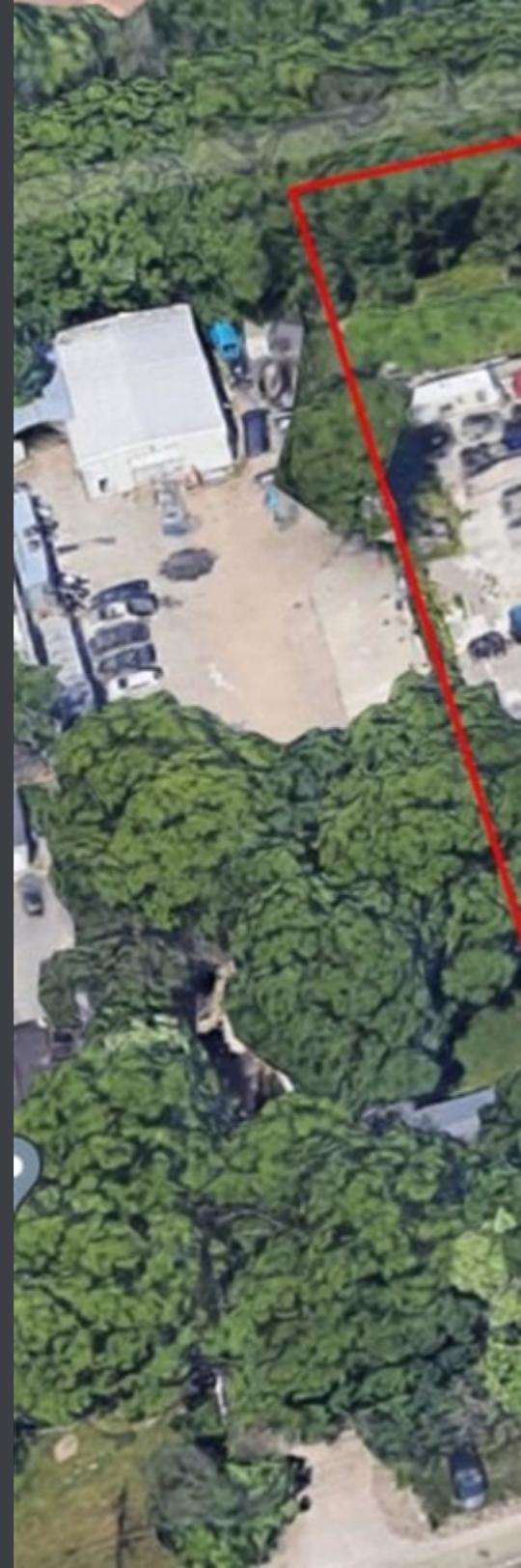


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3120 RT 112
MEDFORD, NY 11763



VISION REAL ESTATE NY llc
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PROPERTY SUMMARY

Offering Price	\$6,500,000.00
Building SqFt	25,000 SqFt
Year Built	1962
Lot Size (SF)	178,000.00 SqFt
Zoning Type	Light Industrial L1
County	SUFFOLK
Frontage	400.00 Ft
Coordinates	40.8368662, -72.9966373

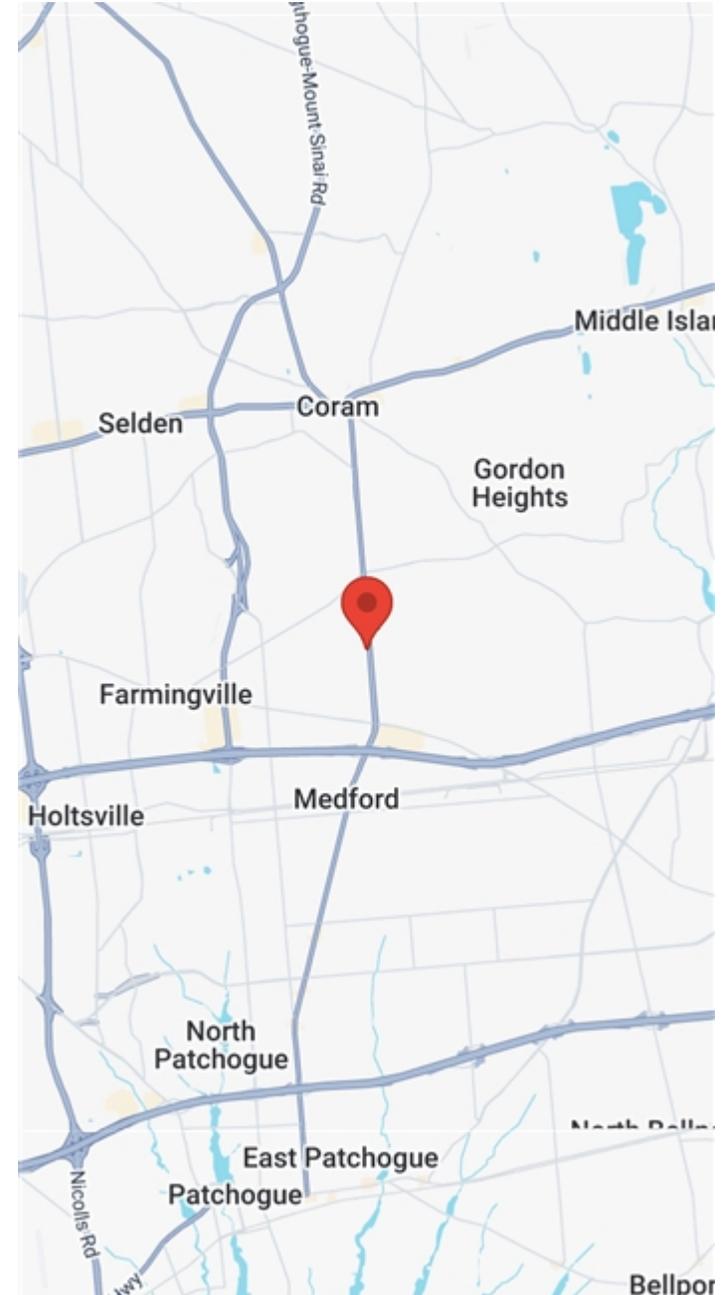
INVESTMENT SUMMARY

Distribution center for sale in Medford area. Large 4 Acre Industrial lot with lots of room for fleet and delivery vehicles. The 25,000 sq.ft. of new construction is perfect for distribution and storage needs. This property is ready for immediate an immediate sale and will impress investors with its excellent upkeep, utilities and surrounding area. Perfect for Investors looking for a low maintenance asset. New manufacturing opportunity in Medford industrial area. 4 AC lot with single-story manufacturing space. Prepped for manufacturing and transport. This space is ready for immediate possession and will impress investors with its excellent upkeep, utilities and surrounding area. The expansive site offers ample room for expansion, and its strategic location in an Opportunity Zone provides preferential tax treatment on the investment.



INVESTMENT HIGHLIGHTS

- Perfect for bringing all operations under one roof, flex industrial space packs all your needs in one place. 25000 sq. ft. ground floor can fulfil all your NEEDS.
- 4 Acre land with Rear yard eliminates the need for off-site storage. Making this facility a single, secure destination for any industry.
- This Industrial Property is fully secured and features ample parking in addition to a large paved storage area.





OPEN DURING
CONSTRUCTION

SOFA & LIVINGSETS
\$698



LOCATION HIGHLIGHTS

- Your chance to expand your property portfolio into new york industrial which has seen a surge in demand in recent years.
- Configurable outdoor space for [\[PARKING/FLEET VEHICLES\]](#) gives growth options to multiple of your medium to long-term tenants.
- Prime location in the Town of Brookhaven in close proximity to Major Highway, located in the highly sought after industrial market with expansive growth and development.

RENT ROLL

Unit	Tenant	Size (SF)	Rent / SF	Annual Base Rent	Lease Type	Lease Start	Lease End	Notes
warehouse	Furniture store	19,500	\$9.23	\$180,000.00	+ Utilities	03/01/2023	03/01/2028	
2nd building Rear Warehouse	Car detailing/upgarding	2,500	\$18.24	\$45,600.00	+ Utilities	01/01/2025	01/01/30	5 yrs plus 5yr option
2nd Building Front	Vacant	700	\$42.86	\$30,000.00				Vacant
3rd Building	Apartment Rental	2,400	\$18.00	\$43,200.00	+ Utilities			No lease
Truck Parking	Independant	100,000	\$1.72	\$171,600.00				MTM, no leases
	Total Occupied	125100		\$470,400.00				
	Total	125100		\$470,400.00				

OVERVIEW & ASSUMPTIONS

Pricing Summary

Pricing	\$6,500,000.00
Price PSF	\$51.96
In Place NOI	\$377,444.00
In Place Cap Rate	5.81%
Year 1 NOI	\$377,444.00
Year 1 Cap Rate	5.81%

General Information

Analysis Period	1
Analysis Start Date	02/18/2026

Expense Breakdown

General Expenses	
GAS	\$3,800.00
Electric	\$1,800.00
MISC	\$6,000.00
Total General Expenses	\$11,600.00
Property Insurance	\$12,400.00
Property Tax	\$68,956.00
Total Expenses	\$92,956.00

CASH FLOW PROJECTIONS

	In Place	Year 1
POTENTIAL GROSS REVENUE		
BASE RENTAL REVENUE	\$470,400.00	\$470,400.00
SCHEDULED BASE RENTAL REVENUE	\$470,400.00	\$470,400.00
TOTAL POTENTIAL GROSS REVENUE	\$470,400.00	\$470,400.00
EFFECTIVE GROSS REVENUE	\$470,400.00	\$470,400.00
OPERATING EXPENSES		
PROPERTY TAX	\$68,956.00	\$68,956.00
INSURANCE	\$12,400.00	\$12,400.00
GENERAL EXPENSES	\$11,600.00	\$11,600.00
TOTAL OPERATING EXPENSES	\$92,956.00	\$92,956.00
NET OPERATING INCOME	\$377,444.00	\$377,444.00
CAP RATE	5.81%	5.81%

Birchwood Rd



Tractor S

Big Italy Pizza



Hummingbird



Lake Dr

Birchwood Rd



Tractor S

Lake Dr

Hummingbird



Big Italy Pizza





DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,257	62,969	185,182
2010 Population	7,534	69,600	198,358
2025 Population	7,822	69,746	194,333
2030 Population	7,810	69,979	193,825
2025-2030 Growth Rate	-0.03 %	0.07 %	-0.05 %
2025 Daytime Population	8,348	53,611	156,555

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	156	1,057	3,313
\$15000-24999	168	1,000	2,742
\$25000-34999	200	948	2,862
\$35000-49999	312	1,536	4,347
\$50000-74999	393	3,191	8,028
\$75000-99999	228	2,947	8,015
\$100000-149999	654	5,438	14,564
\$150000-199999	424	3,633	11,114
\$200000 or greater	272	4,550	13,495
Median HH Income	\$ 92,903	\$ 111,665	\$ 115,423
Average HH Income	\$ 107,724	\$ 132,433	\$ 136,360

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2,099	20,805	60,514
2010 Total Households	2,663	23,484	67,303
2025 Total Households	2,808	24,301	68,481
2030 Total Households	2,821	24,553	68,858
2025 Average Household Size	2.66	2.82	2.79
2025 Owner Occupied Housing	2,023	17,727	50,547
2030 Owner Occupied Housing	2,051	17,937	51,095
2025 Renter Occupied Housing	785	6,574	17,934
2030 Renter Occupied Housing	770	6,617	17,763
2025 Vacant Housing	142	1,384	3,395
2025 Total Housing	2,950	25,685	71,876



UNITED STATES
POST OFFICE

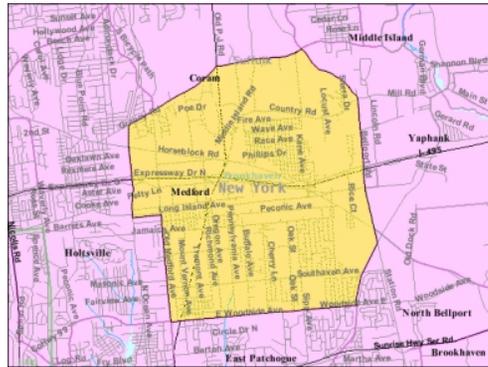
MEDFORD, NEW YORK
11763





ABOUT MEDFORD

Medford is a hamlet and census-designated place (CDP) in the Town of Brookhaven in Suffolk County, on Long Island, in New York, United States. The population was 24,247 at the 2020 census.



CITY OF MEDFORD

AREA	
City	10.8 sq mi
Land	10.8 sq mi
Elevation	89 ft

POPULATION	
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CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from VISION REAL ESTATE NY LLC and it should not be made available to any other person or entity without the written consent of VISION REAL ESTATE NY LLC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to VISION REAL ESTATE NY LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. VISION REAL ESTATE NY LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, VISION REAL ESTATE NY LLC has not verified, and will not verify, any of the information contained herein, nor has VISION REAL ESTATE NY LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE VISION REAL ESTATE NY LLC ADVISOR
FOR MORE DETAILS.

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