



Island Associates Real Estate Inc.

We create value

**Commercial Land For Sale**  
**Horseblock Rd. & Old Medford Ave.**  
**Farmingville, NY**



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# Property Information

**4.89 Acres**

Price: \$3,750,000

Taxes: +/- \$5,121.59



Area is seeing tremendous growth which includes a 228,000 SF Logistic Center being built 3 miles to the south & a 700,000 SF distribution center 1.6 miles away to the east.

- Recently developed storage facility located next to currently developed retail center on North Ocean Ave. is within  $\frac{1}{4}$  mile of this property.
- Area retailers include: BP Gas Station, C-Town, Dunkin Donuts, Wing Stop, Subway & More!
  - Corner Parcel located at traffic light
    - $\frac{1}{4}$  Mile from LIE
    - Zoned J4
    - DTC of 14,111





Demographics	1 Mile	3 Miles	5 Miles
Total Population	8,534	77,013	222,885
Average HH Income	\$120,368	\$120,577	\$121,670

All information is subject to errors, omissions, modification, and withdrawal.  
 Information is from sources deemed to be reliable but should not be relied upon without independent verification.

