

MEDICAL / OFFICE OPPORTUNITY

Freestanding Building with Drive-Thru

Reimagined for Healthcare

472 Medford Ave., Patchogue, NY 11772



2,936 SF
BUILDING

0.85 AC
LOT SIZE

60
PARKING SPACES

25,000+
VPD TRAFFIC



120 NORTH VILLAGE AVENUE
ROCKVILLE CENTRE, NY 11570
516-496-8888

Contact Exclusive Brokers for More Information

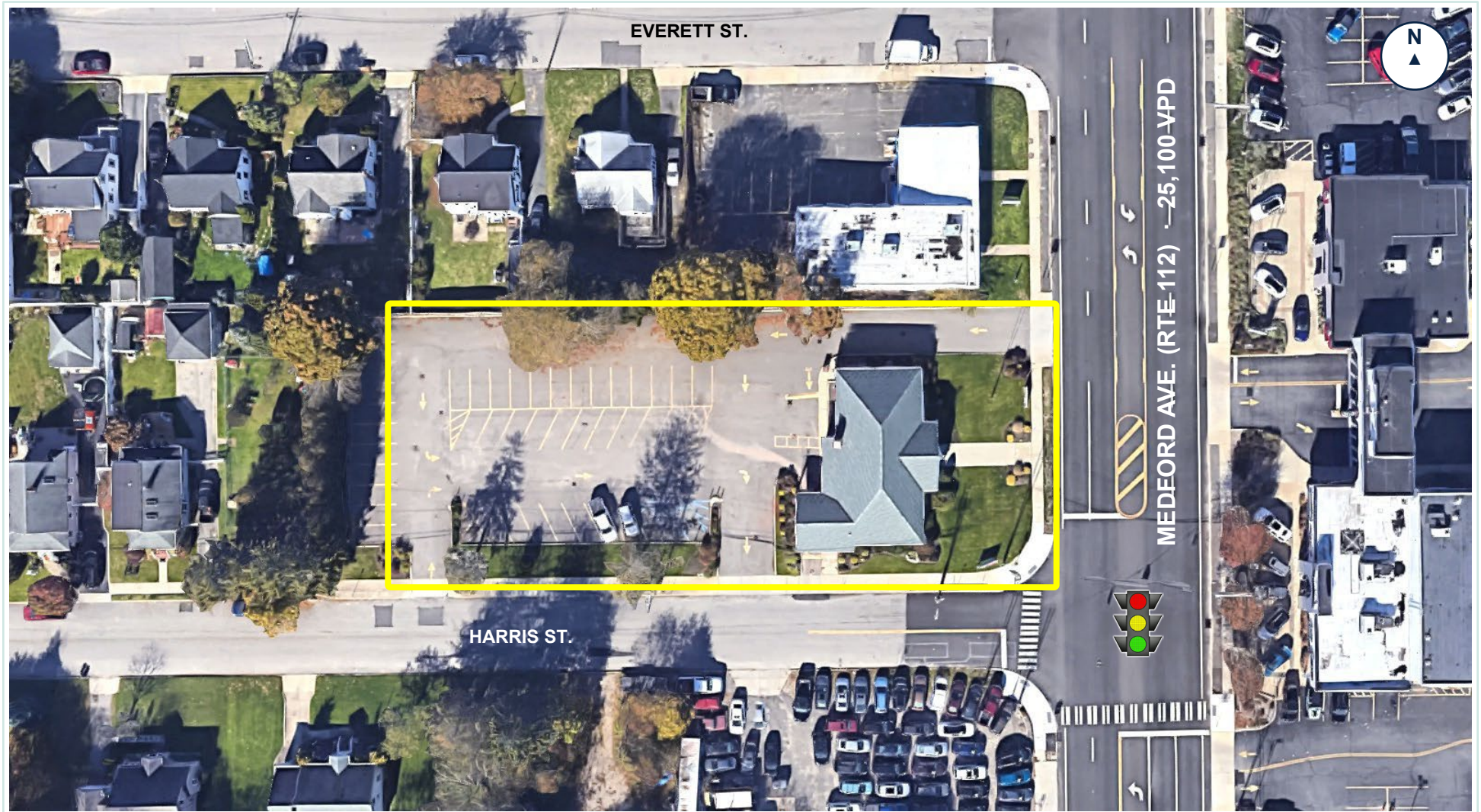
Edward Gottlieb, CRX, CLS
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SITE & ACCESS

Signalized Corner. Regional Access. Drive-Thru Ready.

Positioned at the signalized, high-traffic intersection of Medford Avenue (Route 112) and Harris Street — approximately 1/3 mile from Sunrise Highway.



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A Freestanding Building Built to Perform Clinically



Building Size

2,936 SF with full basement

Lot Size

0.85 Acres
(~37,000 SF)

Zoning

J Business 2 (J2) supports medical & professional office use*

Frontage

+/- 73 feet on Medford Avenue

*Zoning and permitted medical uses should be independently verified with the Town of Brookhaven.

WHY IT WORKS FOR MEDICAL

From Bank Branch to Healthcare Destination

Freestanding, drive-thru-equipped buildings — originally built for banking — have become one of the most sought-after conversions in outpatient healthcare real estate. Independent entries, dedicated parking, and an existing drive-thru lane translate directly into urgent care, dental, imaging, pharmacy, or specialty medical space.



Drive-Thru Ready

The existing drive-thru lane converts easily to prescription pick-up, lab specimen drop-off, or contactless patient check-in.



Established Medical Corridor

Medford Avenue (Route 112) already anchors healthcare users nearby including Brookhaven Memorial Hospital Medical Center's offices and St. Charles



High-Traffic Patient Access

A signalized corner with 25,000+ VPD gives patients easy, visible, wayfinding-friendly access — with 60 dedicated parking spaces on-site.



Flexible J-2 Zoning

J Business 2 zoning is broadly used for professional and medical office use across Brookhaven, subject to municipal verification.

PATIENT DRAW AREA

A Dense, High-Income Population Base

Demographic data within 1, 3, and 5 miles of 472 Medford Ave., Patchogue, NY.



11,008

POPULATION (1 MI)



\$120,552

MEDIAN HH INCOME (1 MI)



137

WEALTH INDEX (1 MI)

	1 MILE	3 MILES	5 MILES
2025 Population	11,008	82,154	168,885
2030 Population (Proj.)	11,040	81,561	168,656
2025 Total Households	3,752	30,901	61,146
2025 Avg. Household Size	2.88	2.62	2.71
Wealth Index	137	129	142
2025 Median HH Income	\$120,552	\$116,534	\$123,992
2030 Median HH Income (Proj.)	\$129,929	\$127,509	\$133,698
2025 Average HH Income	\$142,289	\$139,710	\$145,660
2030 Average HH Income (Proj.)	\$152,107	\$150,266	\$156,861

Source: Esri Business Analyst demographic estimates, as provided by ownership. Not an independently commissioned study.



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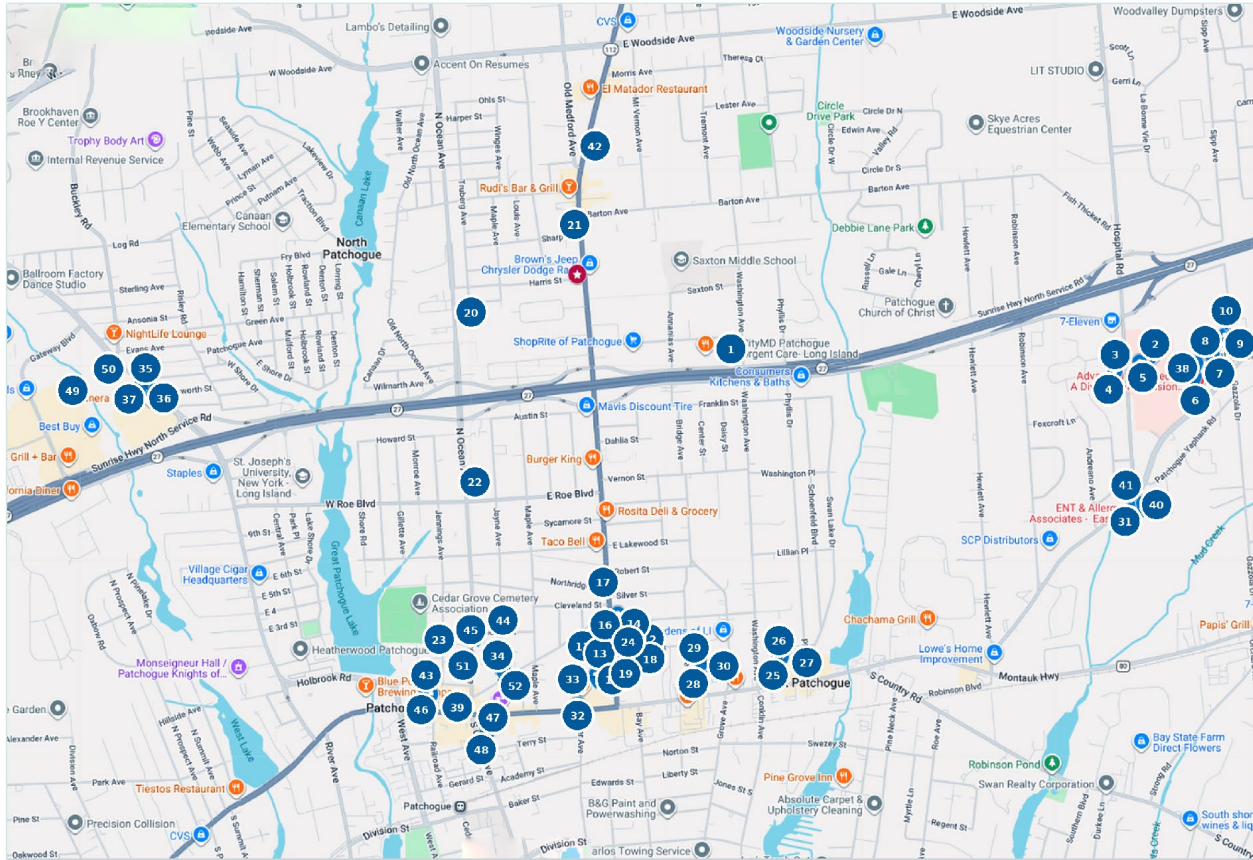
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MEDICAL MARKET CONTEXT

Positioned Within an Established Medical Corridor



SUBJECT PROPERTY

472 Medford Ave., Patchogue, NY 11772

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Medical & healthcare providers mapped in the surrounding area

● Subject Property ● Medical / Healthcare Provider

- 1 129 Sunrise Hwy
- 2 NYU Langone Hospital - Suffolk (formerly Long Island Community Hospital LICH)
- 3 Port Jefferson Dermatology
- 4 Marc A. Schumer, MD, FACS
- 5 Kristian Efremov, MD, PhD
- 6 Advanced Orthopedics a Division of Precision Care
- 7 Cohen Children's Northwell Health Physician Partners General Pediatrics at East Patchogue
- 8 Sunrise Medical Laboratories
- 9 South Shore Pediatric Dentistry and Orthodontics
- 10 East Patchogue Dermatology
- 11 Premier Endodontics of Long Island: Patchogue
- 12 Gregory Minutillo MD, MPH
- 13 Pina Patel-Pulipati
- 14 Rohit Gautam
- 15 Catholic Health Physician Partners Cardiology and Neurology at Patchogue
- 16 Donald S. Krieff, D.O., F.A.C.O.S.
- 17 Rivkah Raza
- 18 Susan T. Mackey, PA
- 19 Laura A. Buck, N
- 20 Sun River Health Patchogue Urgent Care
- 21 Health Edge Medical Care PLLC
- 22 Patchogue Medical Group
- 23 North Ocean Medical Group, P.C.
- 24 Health 1 Medical P.C
- 25 MD365 - Patchogue
- 26 McGuire's Hearing Centers
- 27 DaVita East Patchogue Dialysis
- 28 New York Cancer and Blood Specialists- Patchogue Medical Oncology
- 29 Samir Patel, MD
- 30 Dr. Gurmohan Syali
- 31 Lenox Hill Radiology | Patchogue
- 32 Dr. Kenny Lien
- 33 Shore Point Radiology
- 34 Dr. Albert C. Esposito DPM Podiatric Medicine And Surgery
- 35 Houslanger & Kassnove Podiatrists, PLLC
- 36 Northwell Health Physician Partners Podiatry at Patchogue
- 37 Houslanger Neal DPM
- 38 Suffolk Foot and Ankle
- 39 Schweiger Dermatology & Allergy - Patchogue
- 40 L. I. Skin Clinic
- 41 Jennifer Kim Cosmetic Dermatology - Jennifer Kim, DMSC, MPAS
- 42 Dr. Maan M. Shikara
- 43 NYU Langone Health Dialysis Center
- 44 East Coast Gastroenterology and Endoscopy: Christopher Tomaino, MD
- 45 Patchogue Wellness Center
- 46 Healthfirst
- 47 Patchogue Medical Services
- 48 Suffolk Pediatric Dentistry and Orthodontics
- 49 Babylon Dental Care
- 50 Patchogue Dental Services
- 51 Dental Care of Patchogue
- 52 Sachem Dental Group - Patchogue

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