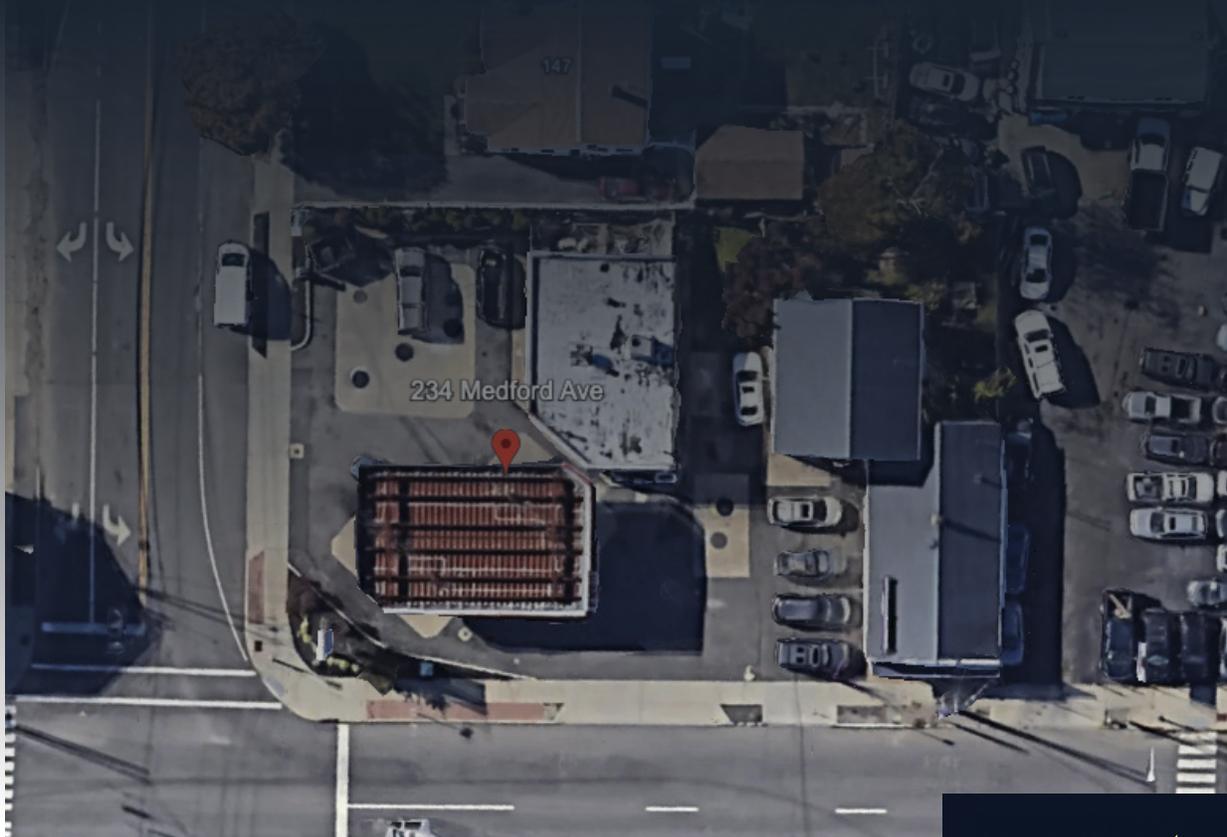


**234 MEDFORD AVENUE, PATCHOGUE, NY 11772**

# CITGO Gas Station For Sale



## CITGO Gas Station For Sale

### PROPERTY DESCRIPTION

Discover a prime investment opportunity in the heart of Patchogue, NY. This impressive CITGO Gas Station with 1,350 SF building, constructed in 2005, boasts a strategic location in the thriving Patchogue area. With its modern construction and ample space, this property presents an ideal canvas for Retail / Street Retail investors seeking to establish a prominent presence in a sought-after commercial hub. The building's prime positioning offers high visibility and accessibility, while its well-maintained exterior and versatile interior layout make it an attractive prospect for retail endeavors. Don't miss out on the chance to make a mark in Patchogue's thriving retail landscape with this exceptional property.

### PROPERTY HIGHLIGHTS

- Strong fuel capacity with double-wall tanks
- Established convenience store operation
- Multiple income streams (fuel, C-store, lotto, ATM, vacuum)
- Located on well-traveled Medford Avenue corridor
- Opportunity for operational upside



**HedgeStone**  
COMMERCIAL  
REAL ESTATE

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### STEVEN BEZMEN

Licensed Associate Real Estate Broker

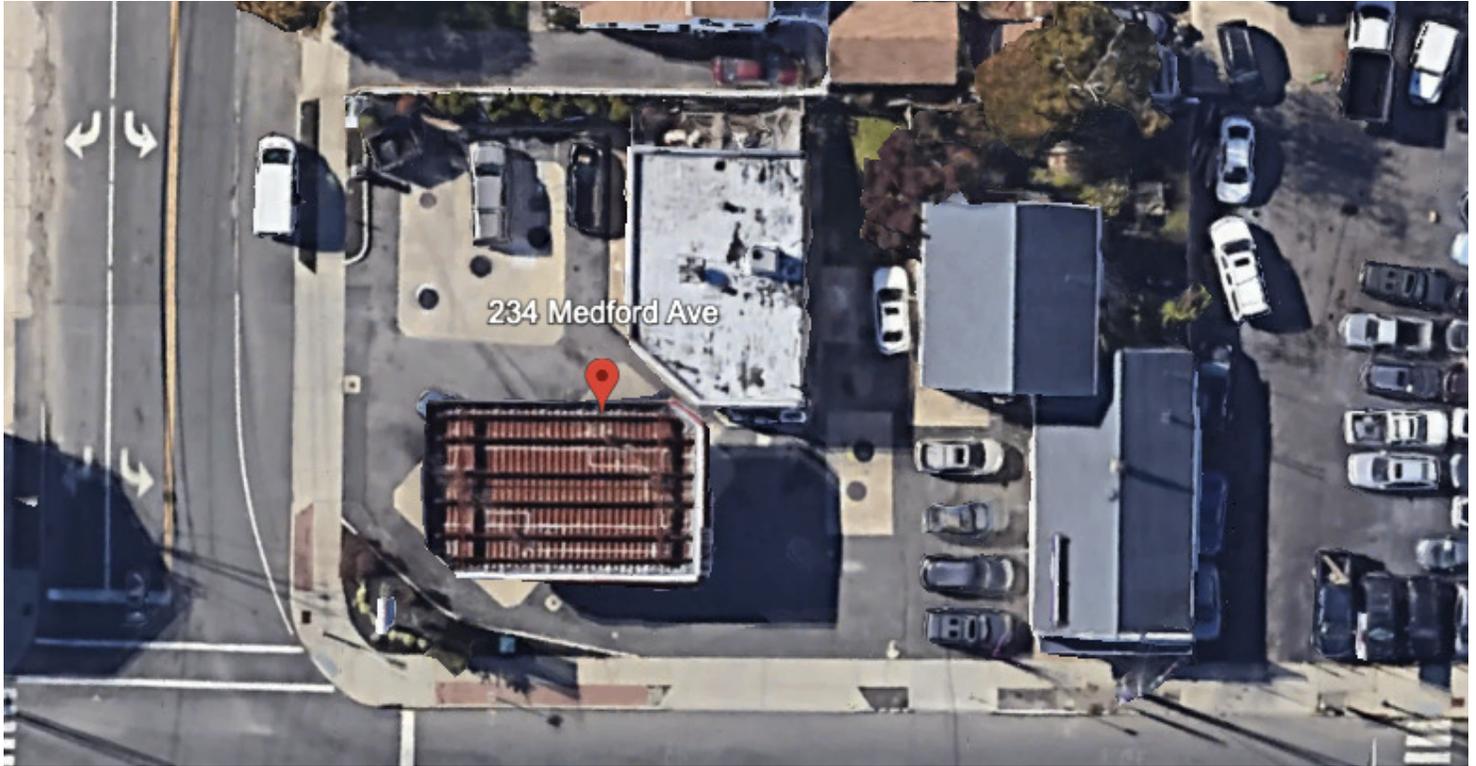
516.419.2752

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HedgeStone Commercial Real Estate  
164 Main Street, Huntington, NY 11743  
<http://www.hedgestonecre.com>

# Property Summary

234 MEDFORD AVENUE, PATCHOGUE, NY 11772  
CITGO GAS STATION | RETAIL PROPERTY FOR SALE



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## OFFERING SUMMARY

Sale Price:	\$3,350,000
Taxes:	+/- \$28,000
Lot Size:	10,000 SF
Building Size:	1,350 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,642	27,644	56,310
Total Population	12,295	73,955	156,687
Average HH Income	\$135,718	\$146,102	\$152,282

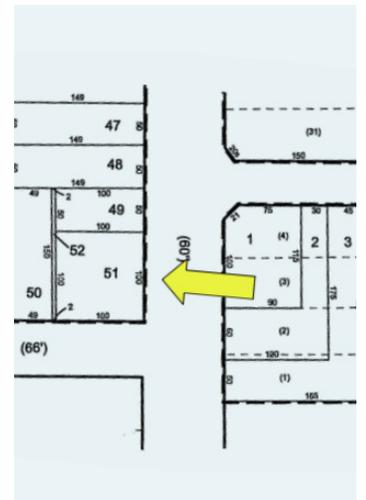
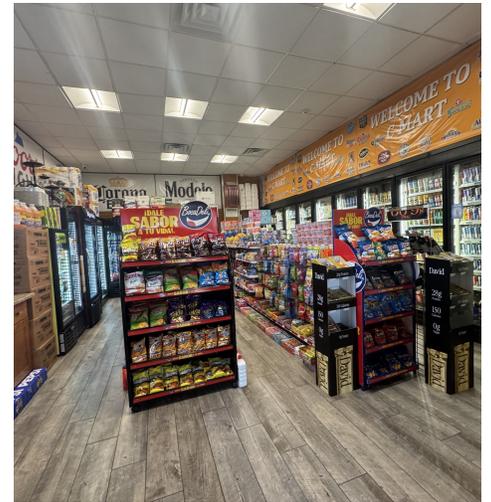
# Additional Photos

234 MEDFORD AVENUE, PATCHOGUE, NY 11772  
CITGO GAS STATION | RETAIL PROPERTY FOR SALE



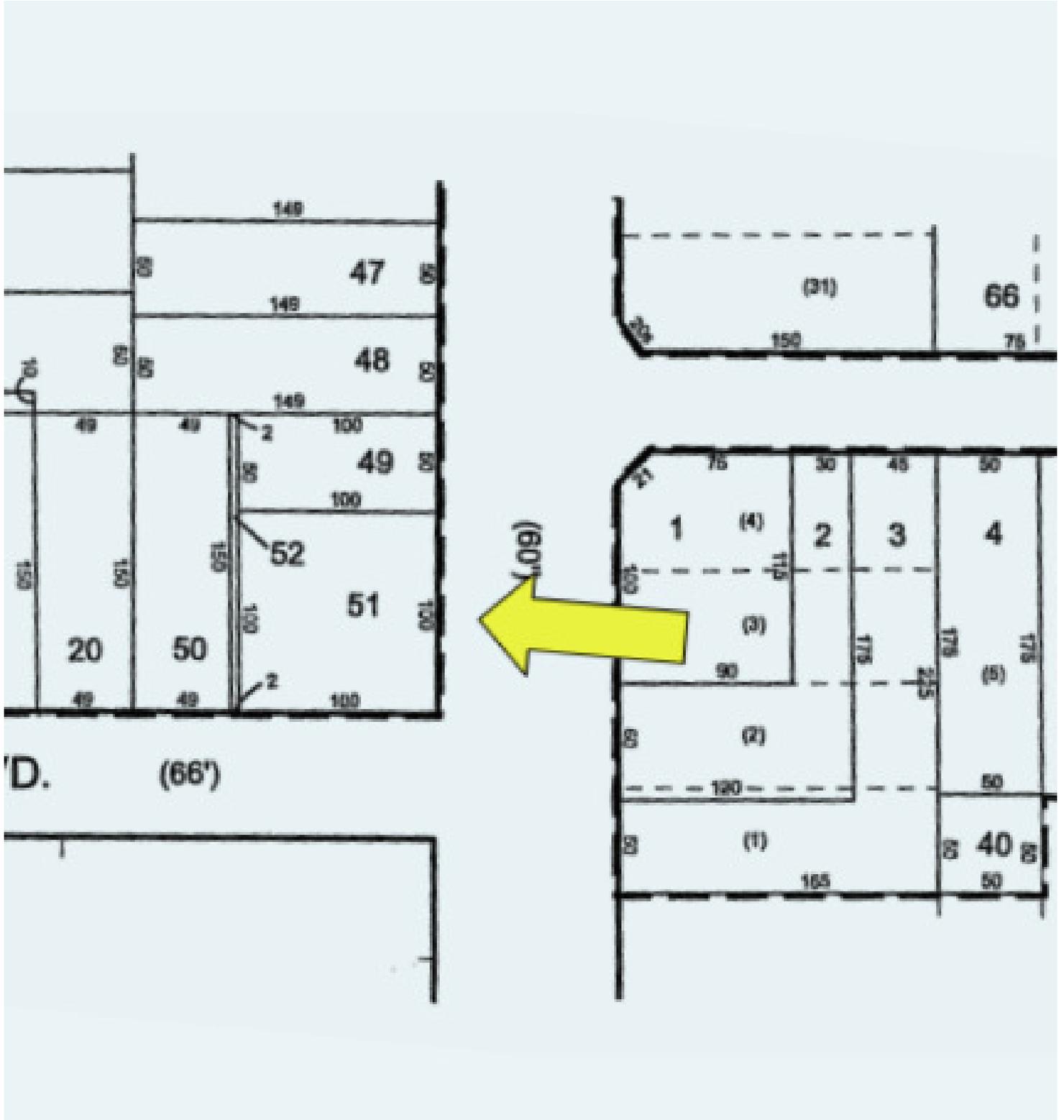
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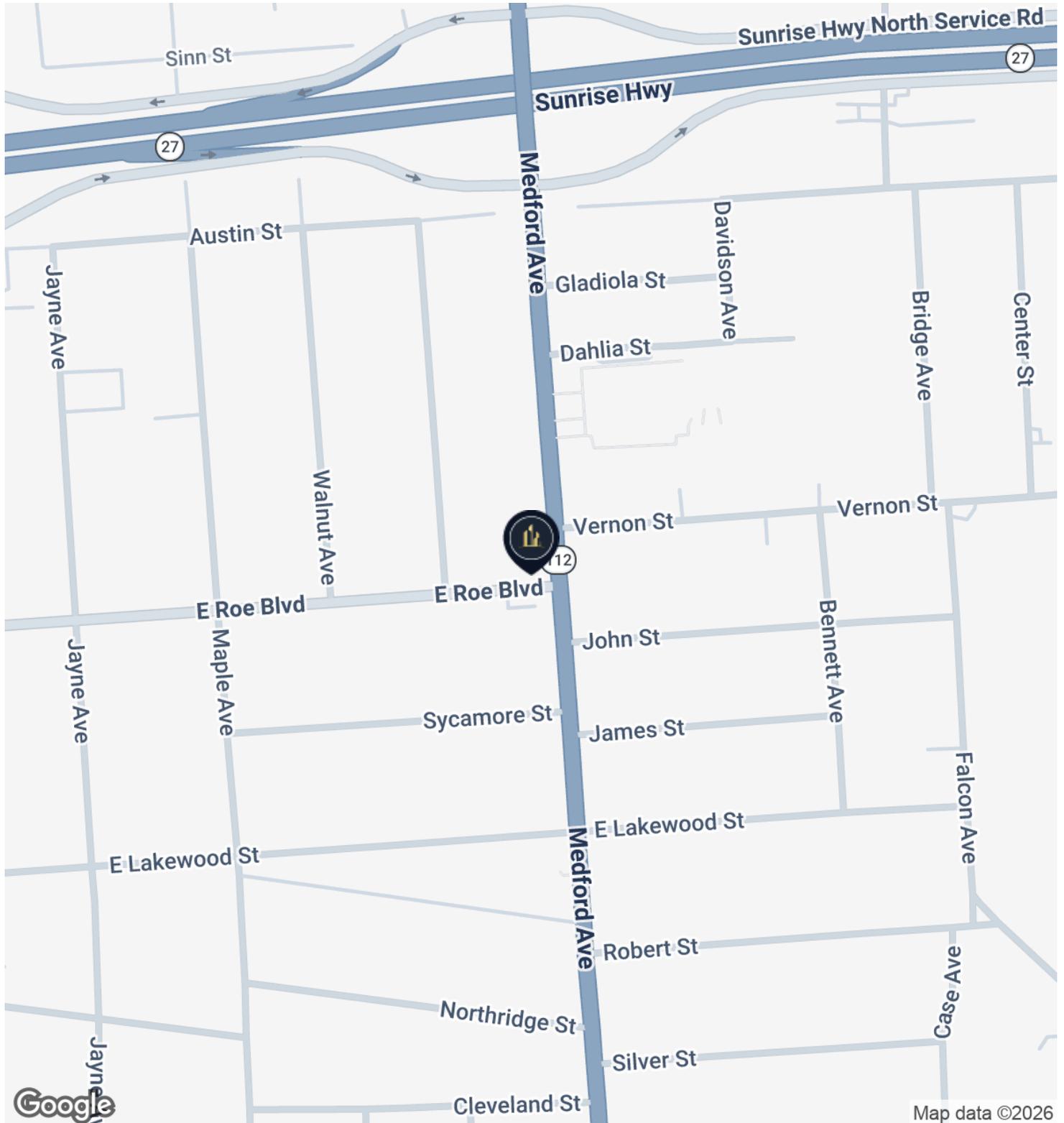
# Tax Map

234 MEDFORD AVENUE, PATCHOGUE, NY 11772  
CITGO GAS STATION | RETAIL PROPERTY FOR SALE



# Location Map

**234 MEDFORD AVENUE, PATCHOGUE, NY 11772**  
**CITGO GAS STATION | RETAIL PROPERTY FOR SALE**



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# Retailer Map

234 MEDFORD AVENUE, PATCHOGUE, NY 11772  
CITGO GAS STATION | RETAIL PROPERTY FOR SALE



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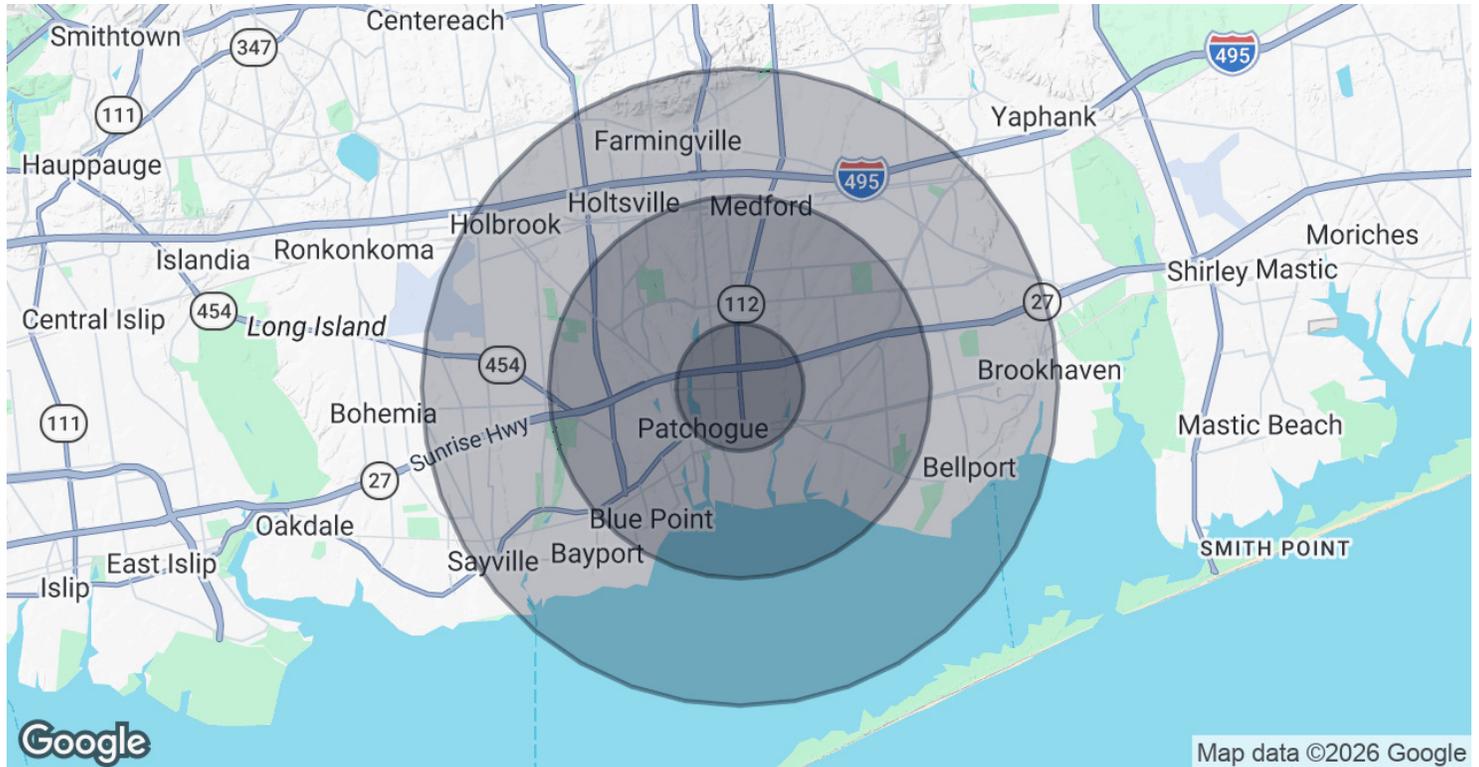
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# Demographics Map & Report

234 MEDFORD AVENUE, PATCHOGUE, NY 11772  
 CITGO GAS STATION | RETAIL PROPERTY FOR SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,295	73,955	156,687
Average Age	42	43	43
Average Age (Male)	41	41	42
Average Age (Female)	43	44	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,642	27,644	56,310
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$135,718	\$146,102	\$152,282
Average House Value	\$487,121	\$541,060	\$552,631

Demographics data derived from AlphaMap

# CONTACT US



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