

388 MEDFORD AVE (ROUTE 112), PATCHOGUE, NY 11772

+/-6,000 SF Restaurant/Retail Space For Lease



Restaurant/Retail Space For Lease

PROPERTY DESCRIPTION

Prime +/-6,000 SF restaurant/retail space available for lease in a high-visibility, high-traffic location. The property features versatile J2 zoning, allowing for a wide range of retail and food uses. Highlights include a potential drive-through (subject to town approval), outdoor seating area, full basement for storage or prep, and ample on-site parking with 72 spaces. Ideal for national, regional, or local operators seeking strong exposure and accessibility.

PROPERTY HIGHLIGHTS

- Prime +/-6,000SF Restaurant/Retail Space For Lease
- High traffic counts
- Versatile J2 Zoning
- Potential Drive-through (Subject to town approval)
- Outdoor seating area
- Ample Parking with 72 Spaces



HedgeStone
COMMERCIAL
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Property Summary

RESTAURANT/RETAIL SPACE FOR LEASE
388 MEDFORD AVE, PATCHOGUE, NY 11772



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OFFERING SUMMARY

| | |
|-----------------|--------------|
| Lease Rate: | Upon Request |
| Available SF: | +/-6,000 SF |
| Lot Size: | 1.34 Acres |
| Parking Spaces: | 72 |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 3,658 | 29,463 | 58,233 |
| Total Population | 10,596 | 79,290 | 162,885 |
| Average HH Income | \$144,749 | \$145,366 | \$153,191 |

Additional Photos

RESTAURANT/RETAIL SPACE FOR LEASE
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Aerial Overview

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STEVEN BEZMEN

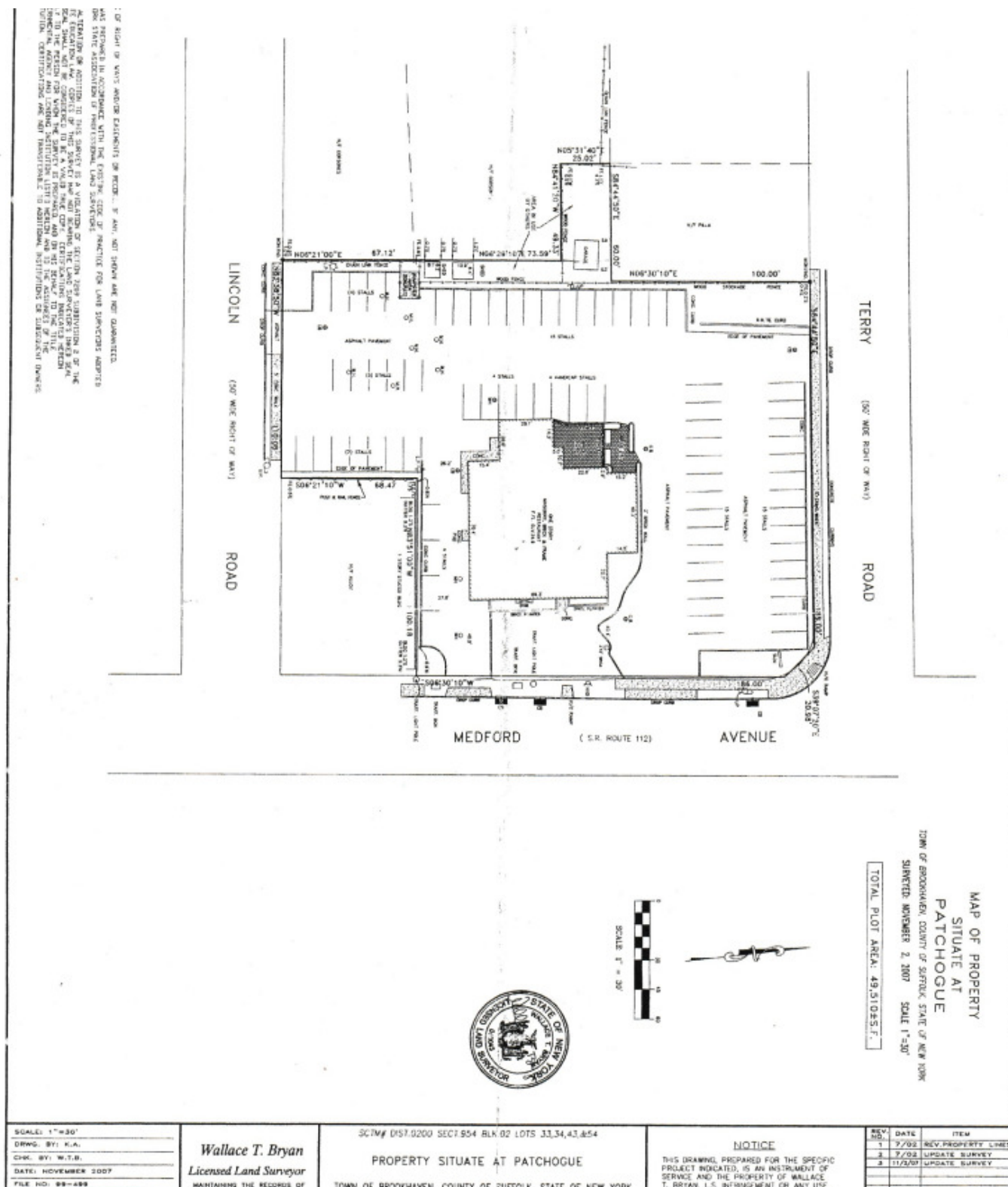
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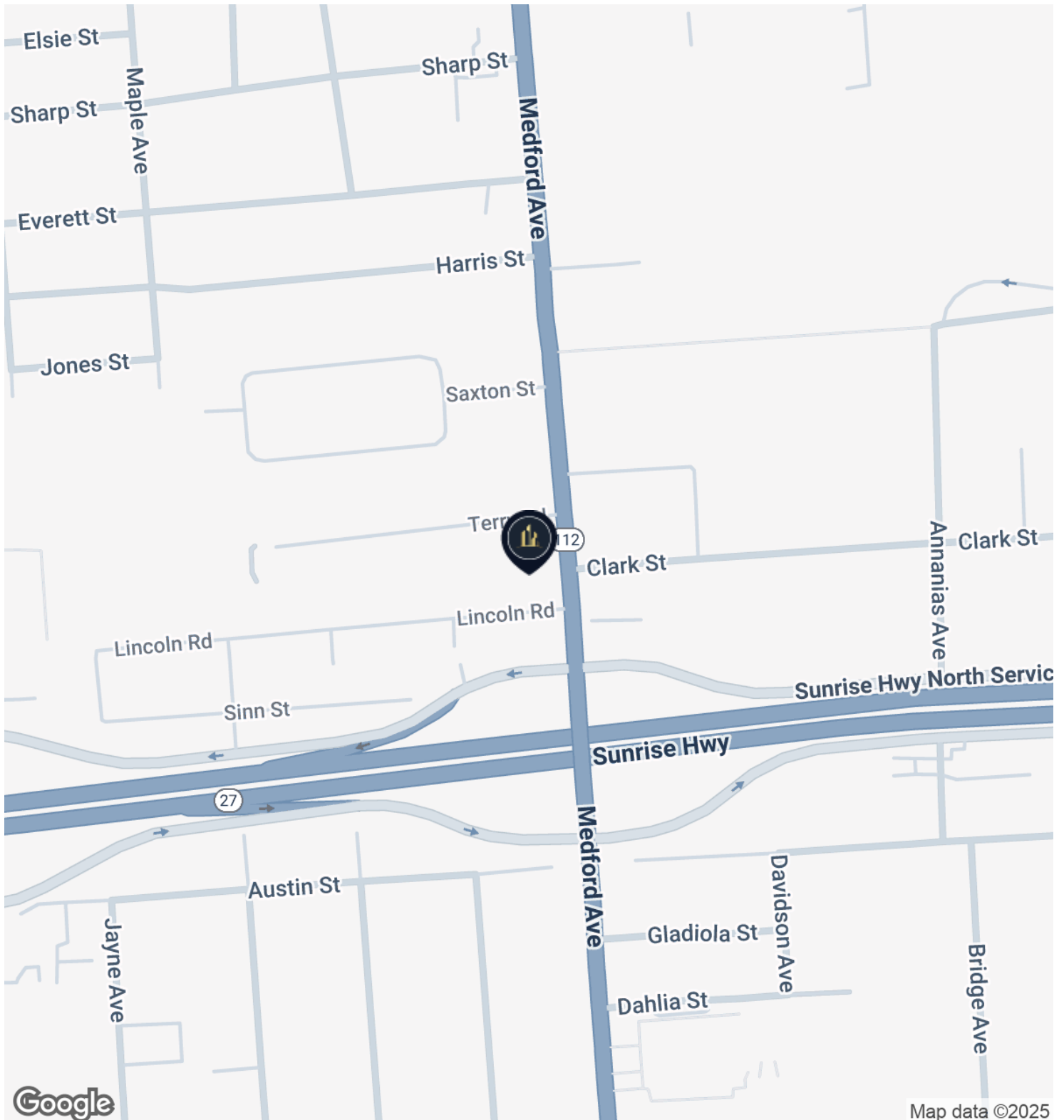
DALIA KROLEWICZ

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Location Map

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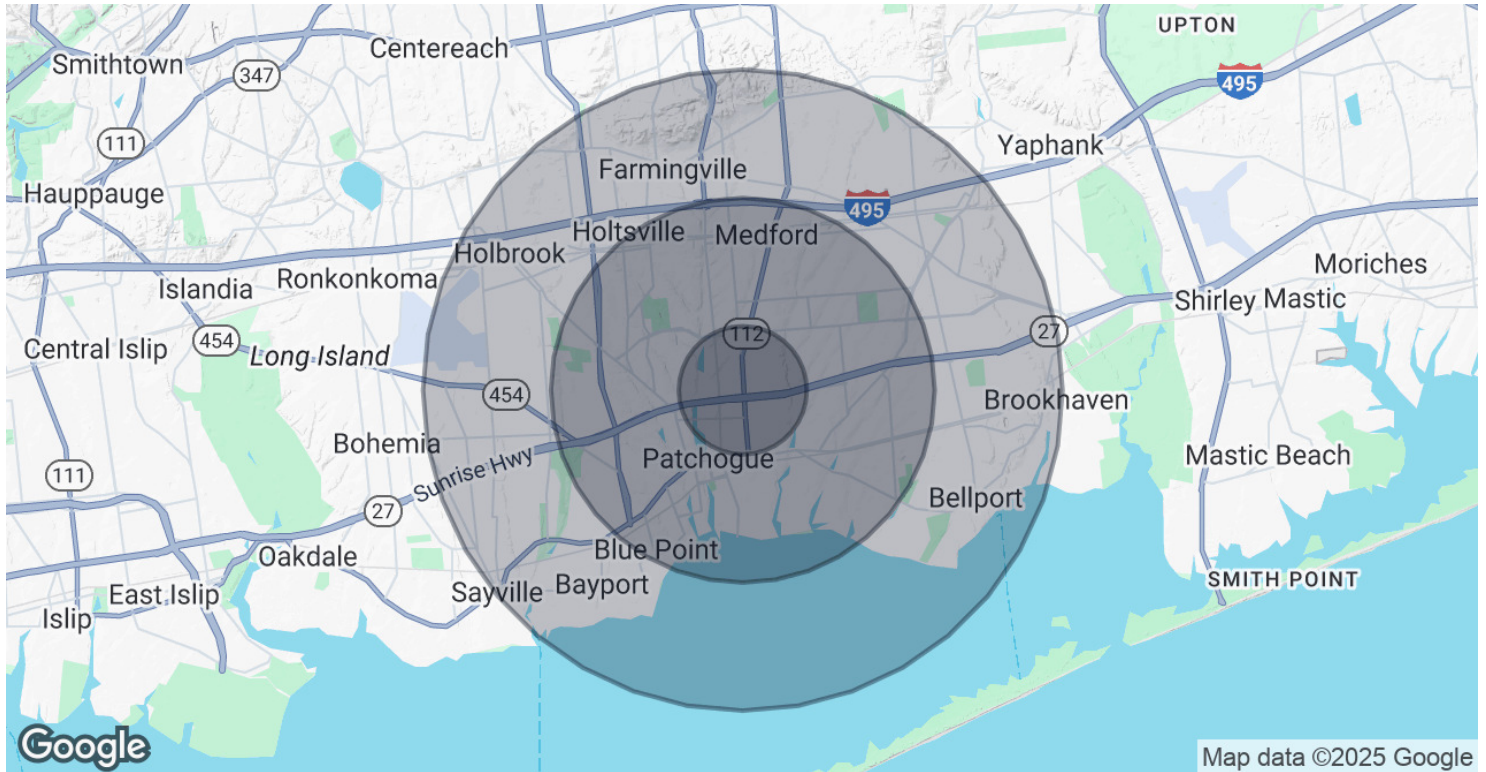
RETAILER MAP

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Demographics Map & Report

RESTAURANT/RETAIL SPACE FOR LEASE
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 10,596 | 79,290 | 162,885 |
| Average Age | 41 | 43 | 43 |
| Average Age (Male) | 40 | 41 | 41 |
| Average Age (Female) | 42 | 44 | 44 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 3,658 | 29,463 | 58,233 |
| # of Persons per HH | 2.9 | 2.7 | 2.8 |
| Average HH Income | \$144,749 | \$145,366 | \$153,191 |
| Average House Value | \$478,808 | \$534,719 | \$552,591 |

Demographics data derived from AlphaMap

Meet The Team

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