

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



STEVEN BEZMEN

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President

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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:	+/-.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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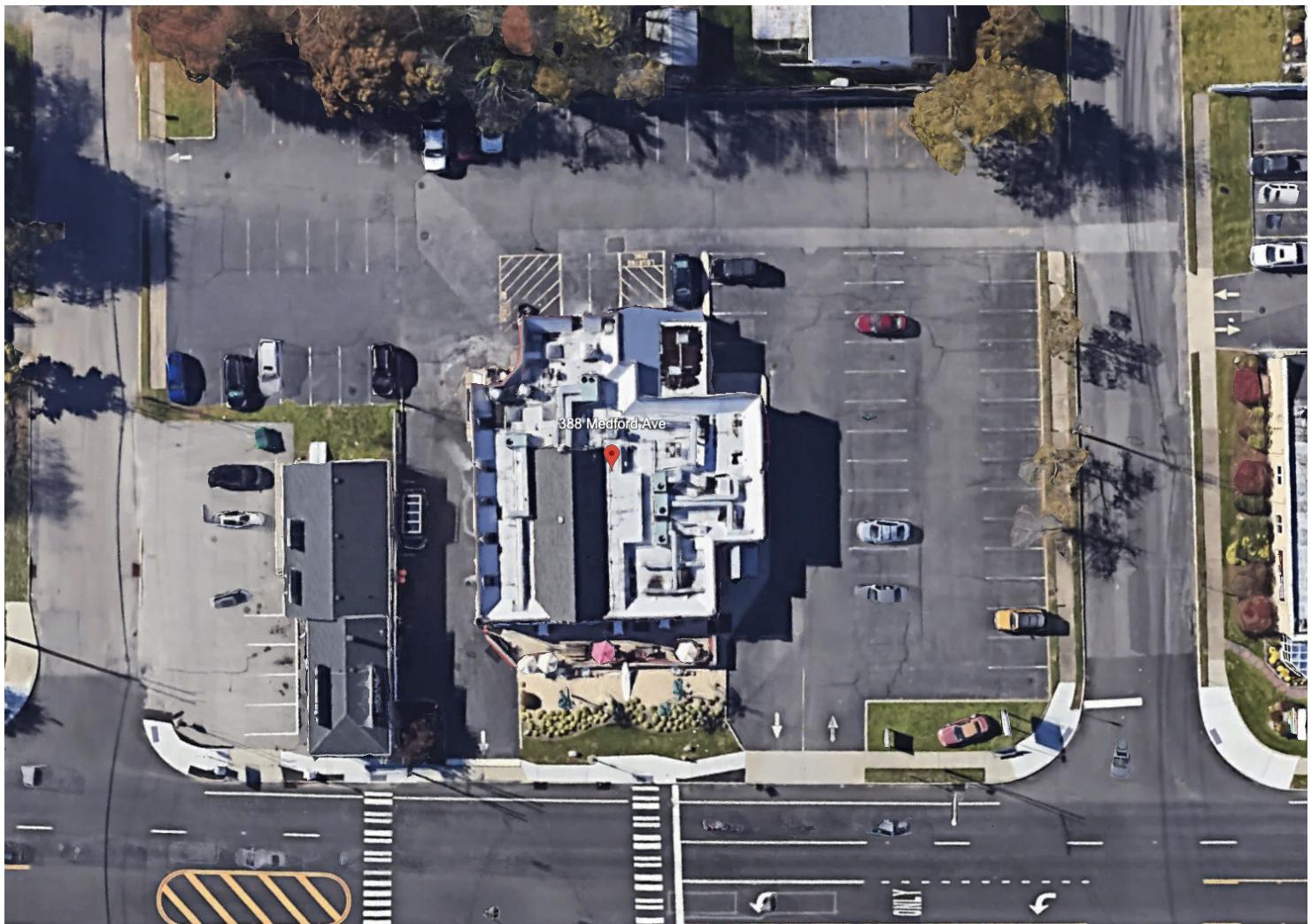
Additional Photos

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Aerial Overview

RESTAURANT/RETAIL SPACE FOR LEASE
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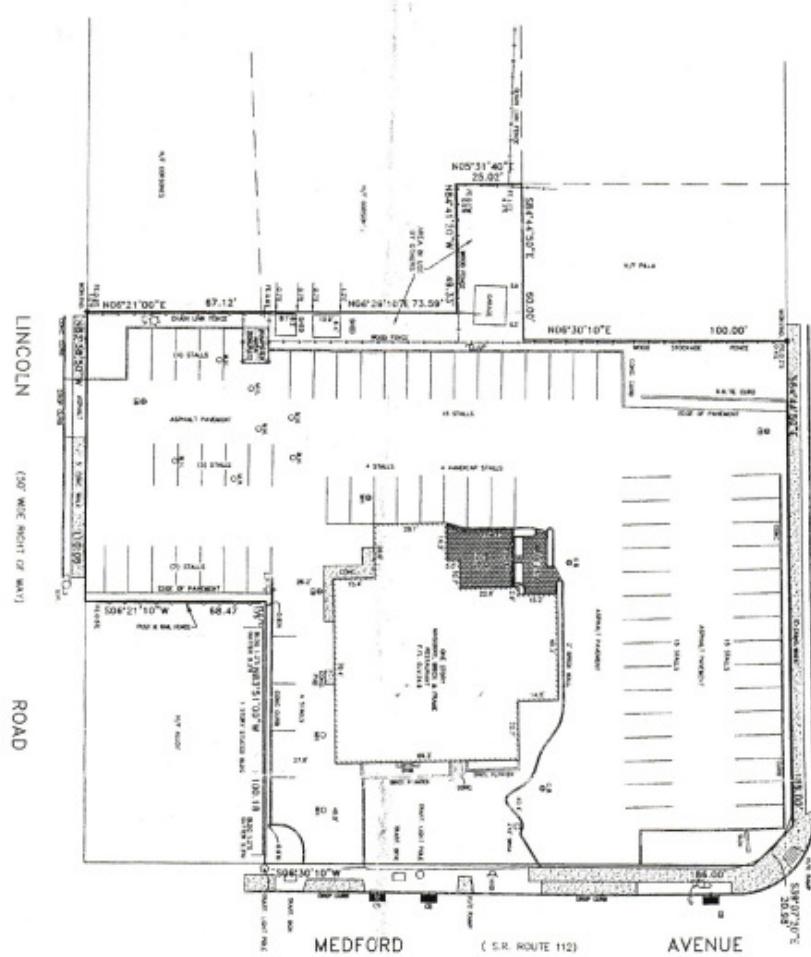


Survey

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1. OF RIGHT OF WAY AND PATENTS ON WHICH THE SAME ARE NOT GRANTED.
2. OF STATE OF NEW YORK IN ACCORDANCE WITH THE PRACTICE FOR LAND SURVEYS ADAPTED
TO THE PRACTICE OF SURVEYING IN THE STATE OF NEW YORK, SUBMISSION 2 OF THE
REGULATIONS OF THE STATE OF NEW YORK, WHICH ARE TO BE OBSERVED IN THE
SURVEY OF LANDS IN THE STATE OF NEW YORK.
3. OF THE SURVEY AS PREPARED AND ON THE REPORT TO THE STATE
ENGINEER, AND OF THE RECORDS OF THE STATE OF NEW YORK
CONCERNING THE SURVEY, AND OF THE RECORDS OF THE
INSTITUTIONS OR AGENCIES WHICH ARE PUBLISHED IN THE
STATE OF NEW YORK.



SCALE: 1"=30'
DRAWN BY: K.A.
CHK'D BY: W.T.B.
DATE: NOVEMBER 2007
FILE NO.: 99-499

Wallace T. Bryan
Licensed Land Surveyor
MAINTAINING THE RECORDS OF

SCTM# DIST 0200 SEC 754 BLK 02 LOTS 33,34,43,454

PROPERTY SITUATE AT PATCHOGUE
TOWN OF BROOKHAVEN, COUNTY OF SUFFOLK, STATE OF NEW YORK



STEVEN BEZMEN

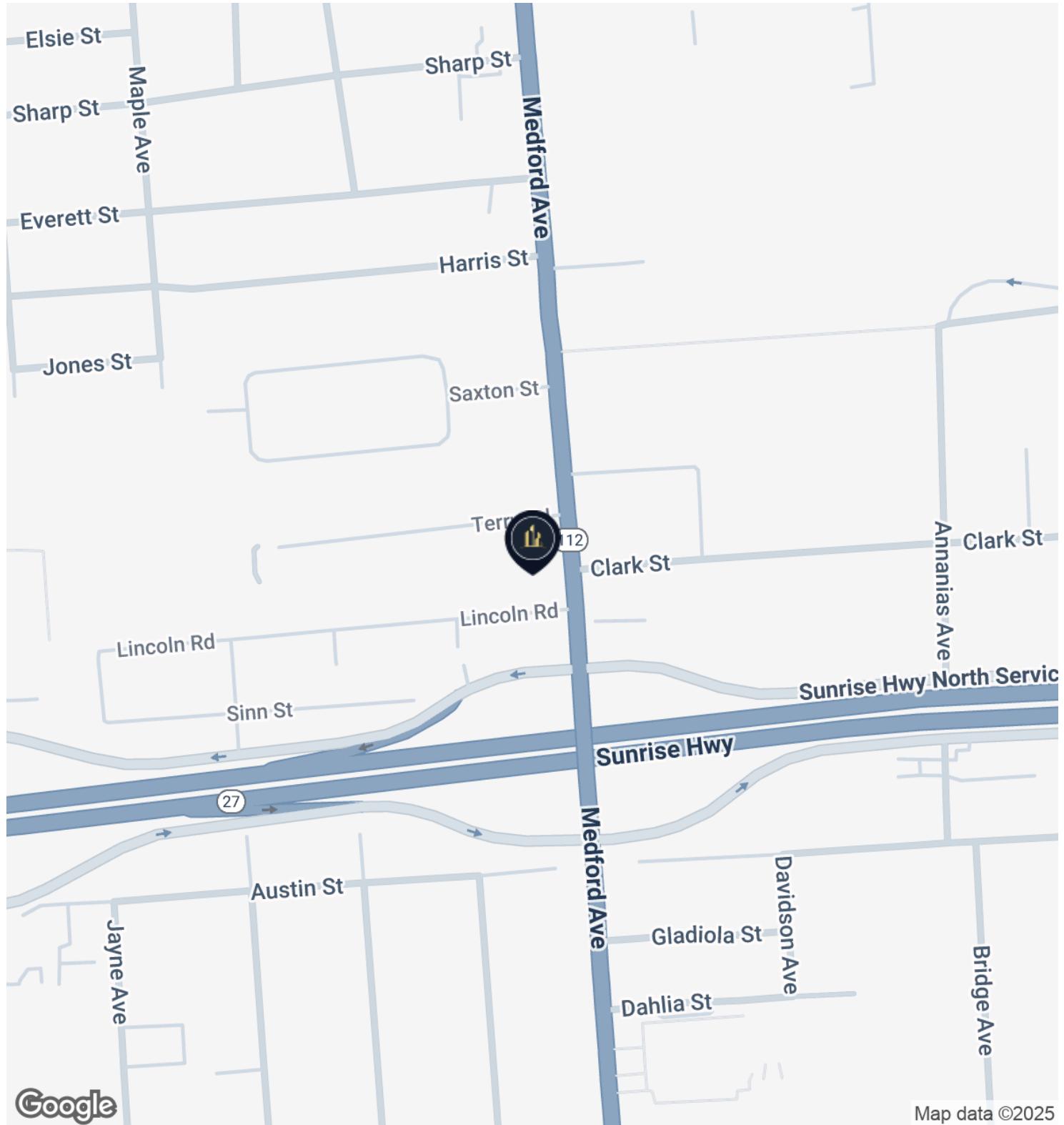
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DALIA KROLEWICZ

Location Map

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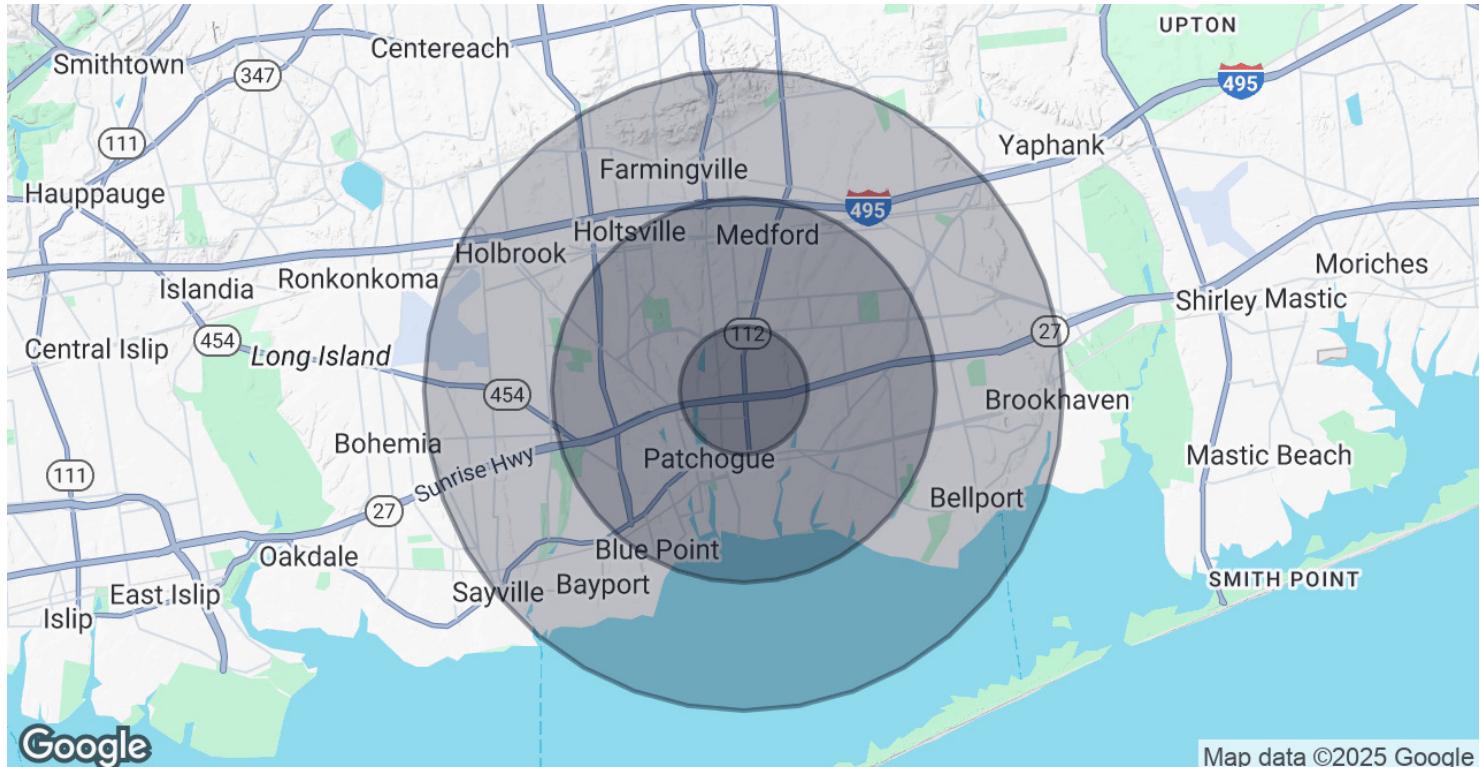
RETAILER MAP

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Demographics Map & Report

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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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