

**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**



## PROPERTY DESCRIPTION

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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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# Additional Photos

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# Ariel Overview

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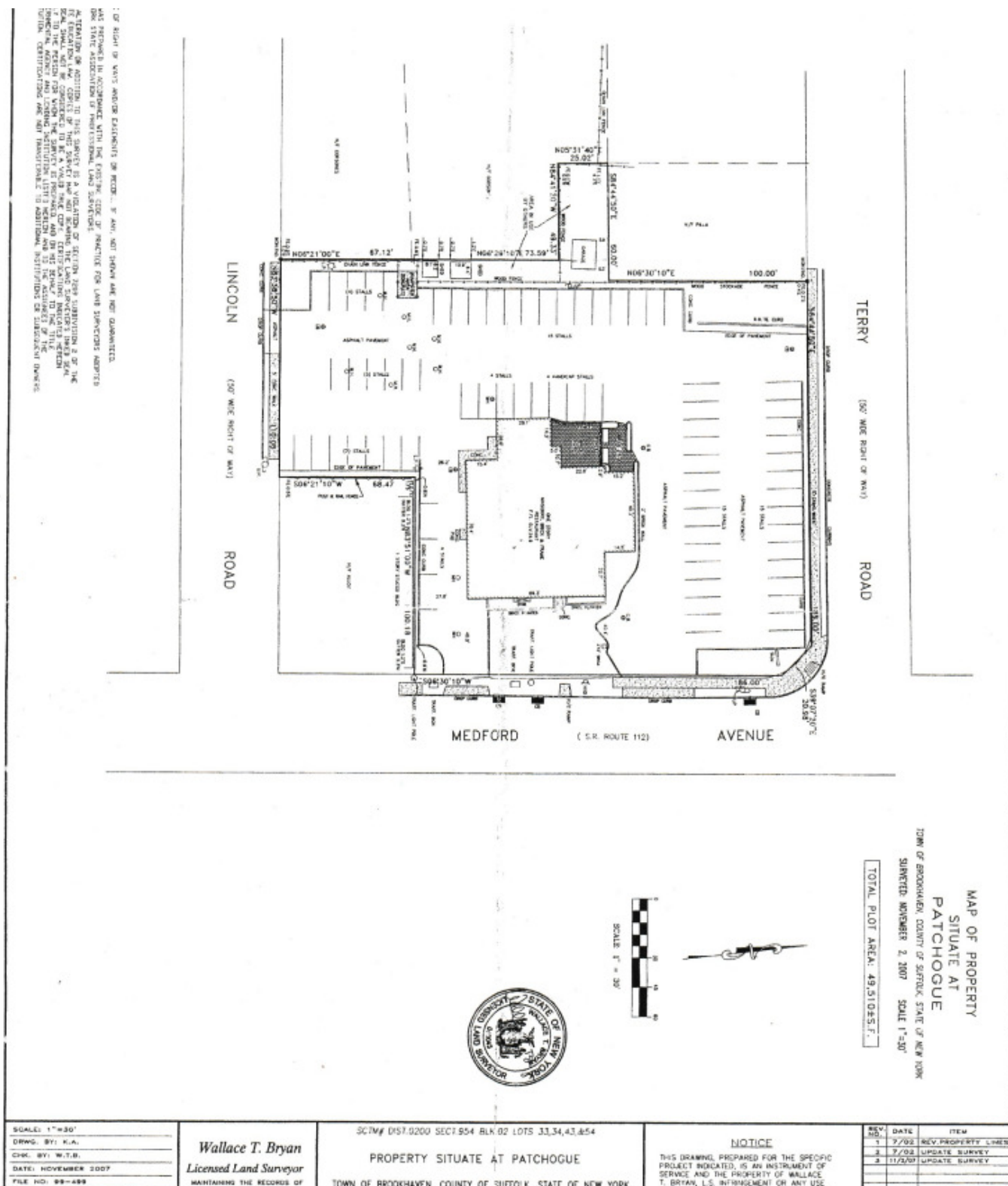
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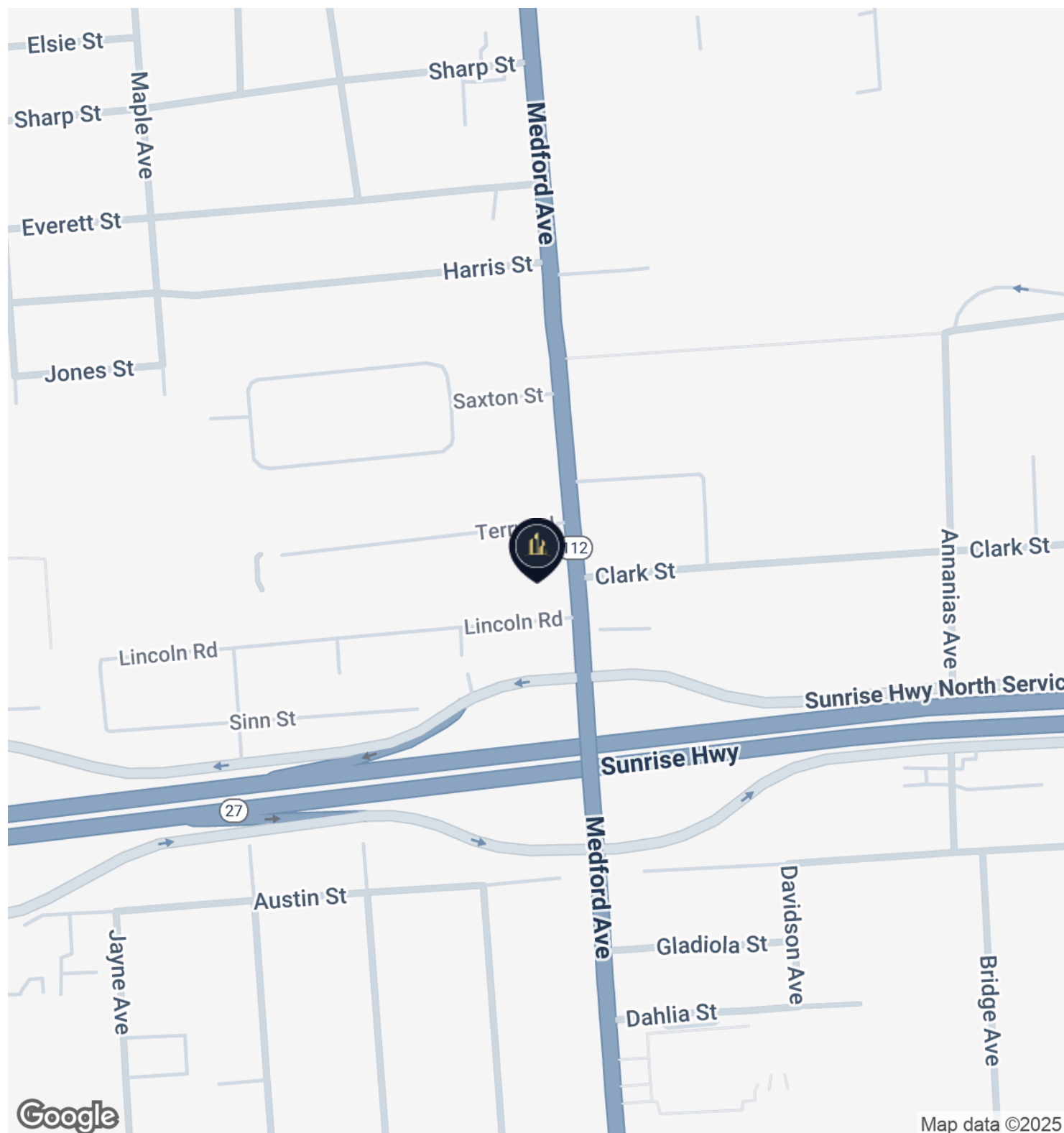






# Location Map

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# RETAILER MAP

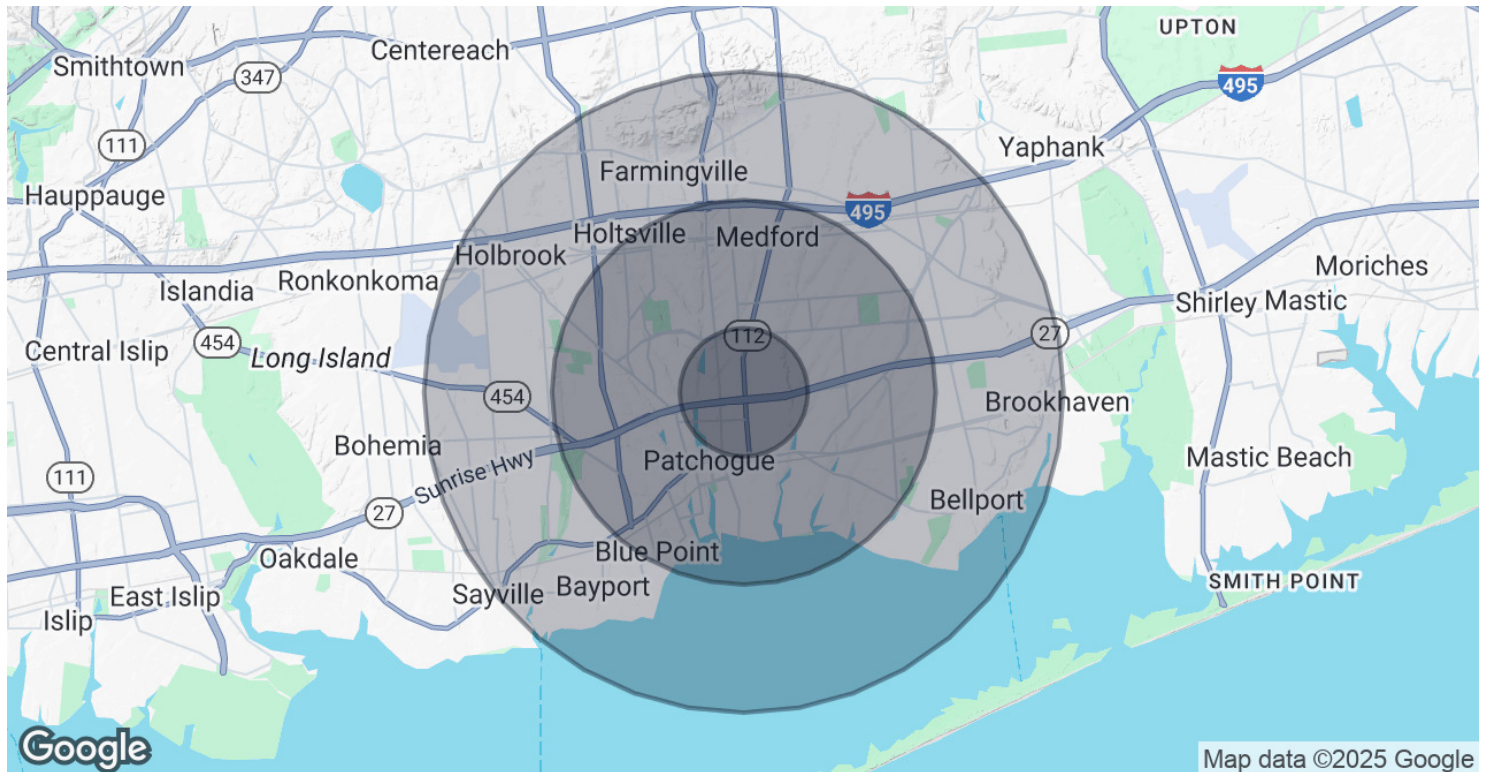
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# Demographics Map & Report

**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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