

Freestanding Retail with Drive-Thru

472 Medford Ave., Patchogue, NY 11772



Contact Exclusive Brokers for More Information

SCHUCKMAN[®]
REALTY INC.

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

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Building Size: 2,936 SF with full basement

Lot Size: 0.85 Acres (~37,000 SF)

Zoning: J Business 2 (J2)

Parking: 60 exclusive parking spaces

Frontage: +/- 73 feet on Medford Avenue

High Visibility: Located at a signalized intersection with a traffic count exceeding 25,000 VPD.

Strategic Accessibility: Situated approximately 1/3 miles from Sunrise Highway.

Existing Infrastructure: Equipped with a drive-thru and a functional layout suitable for high-traffic retail or professional services.

Redevelopment Potential: Classified as a building redevelopment opportunity in a dense retail neighborhood near national tenants like ShopRite, Dunkin', and Subway.



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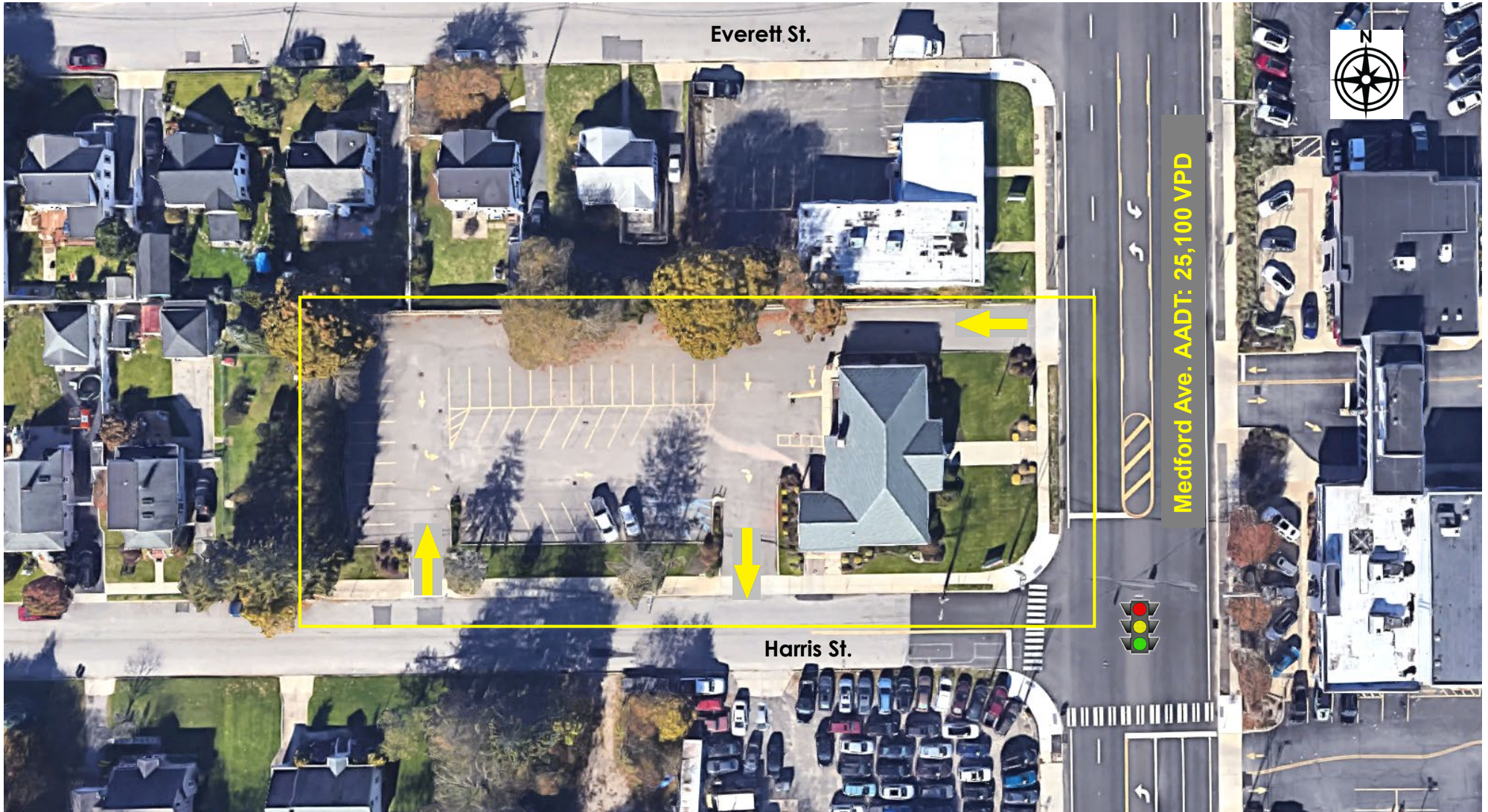
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OVERHEAD VIEW



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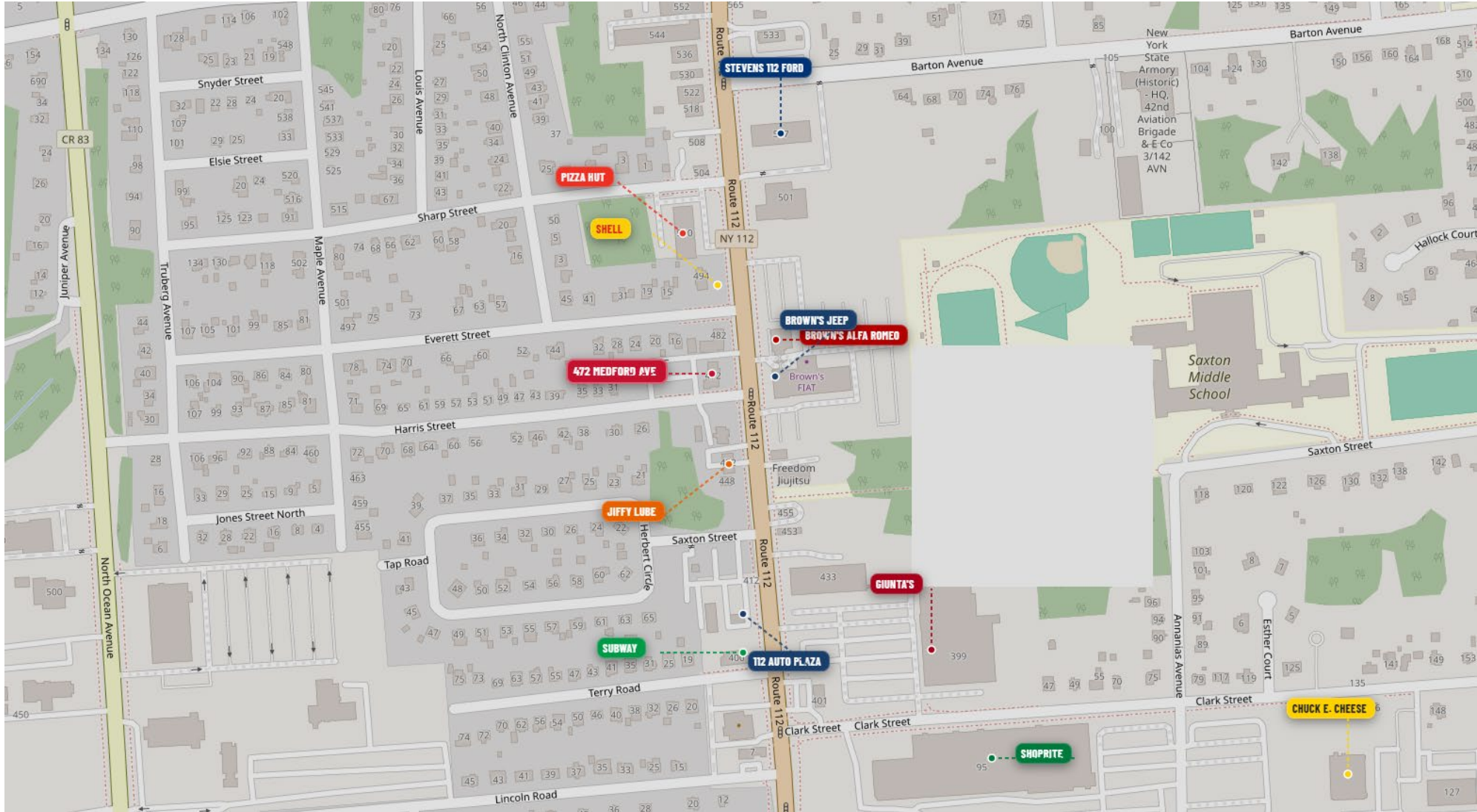
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AREA RETAIL



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DEMOGRAPHICS

Population	1 mile	3 miles	5 miles
2010 Population	11,763	84,590	171,818
2020 Population	11,199	82,821	169,826
2025 Population	11,008	82,154	168,885
2030 Population	11,040	81,561	168,656
2010-2020 Annual Rate	-0.49%	-0.21%	-0.12%
2020-2025 Annual Rate	-0.33%	-0.15%	-0.11%
2025-2030 Annual Rate	0.06%	-0.14%	-0.03%
Households			
2010 Total Households	3,762	30,178	59,700
2020 Total Households	3,718	30,893	60,796
2025 Total Households	3,752	30,901	61,146
2030 Total Households	3,803	30,971	61,614
2010-2020 Annual Rate	-0.12%	0.23%	0.18%
2020-2025 Annual Rate	0.17%	0.00%	0.11%
2025-2030 Annual Rate	0.27%	0.05%	0.15%
2025 Average Household Size	2.88	2.62	2.71
Wealth Index	137	129	142
Median Household Income			
2025 Median Household Income	\$120,552	\$116,534	\$123,992
2030 Median Household Income	\$129,929	\$127,509	\$133,698
2025-2030 Annual Rate	1.51%	1.82%	1.52%
Average Household Income			
2025 Average Household Income	\$142,289	\$139,710	\$145,660
2030 Average Household Income	\$152,107	\$150,266	\$156,861



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