

+/-5 ACRES ZONED L1

3601-3605 Horseblock Road Medford, NY 11763



Commercial

FOR LEASE



EXECUTIVE SUMMARY



+/- 5 Acres for Lease | 3601-3605 Horseblock Road Medford, NY 11763

Available Lot Size:	+/- 5 Acres	Parking:	AMPLE
Zoning:	L1	Lease Price:	\$5000.00 Per acre

Rare Industrial Land Lease Opportunity – +/- 5 Acres On Horseblock Road

An exceptional ±5-acre industrial site is available for land lease in one of Long Island’s most active and high-demand commercial corridors. Located just minutes from the Long Island Expressway, the property offers expansive frontage along Horseblock Road, outstanding visibility, and direct access to strong surrounding demographics. This location presents a compelling opportunity for developers or end users seeking a strategic, well-positioned industrial footprint.

The site is situated within an established industrial district anchored by national and regional operators, benefiting from consistent traffic flow and steady commercial activity. Existing variances permit motor vehicle repair, outdoor storage, and accessory motor vehicle fueling, providing valuable flexibility for a wide range of industrial uses.

For additional information, please contact Michael Murphy for details.

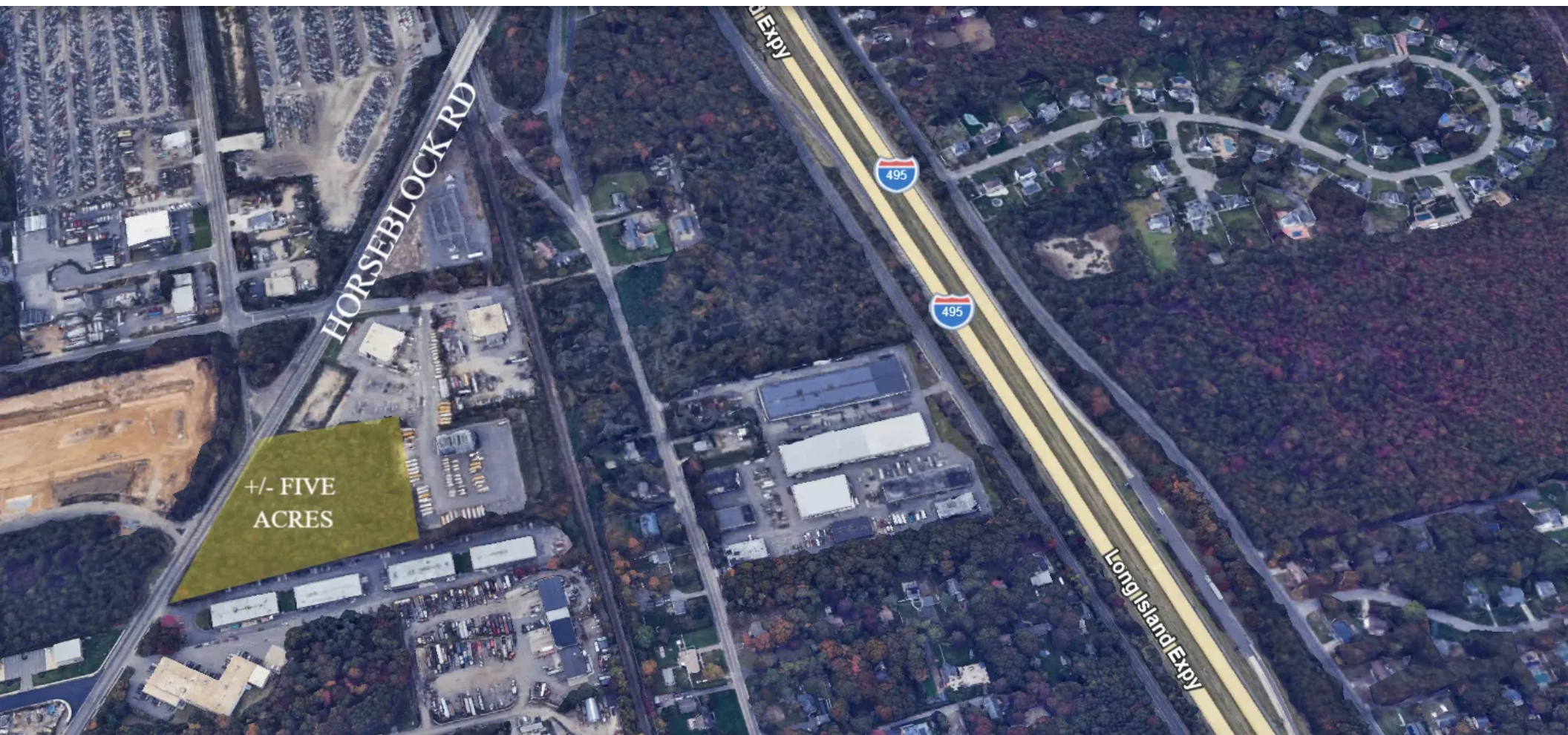
Property Highlights

- Prime 5-Acre Industrial Site | Expansive land lease opportunity with exceptional frontage and visibility along Horseblock Road.
- Strategic Long Island Location | Minutes from the Long Island Expressway, surrounded by strong commercial activity and established industrial users.
- Flexible Industrial Approvals | Existing variances permit motor vehicle repair, outdoor storage, and accessory motor vehicle fueling.
- Ideal for End Users | High-demand corridor with strong demographics, consistent traffic counts, and long-term growth potential.

Exclusively represented by:

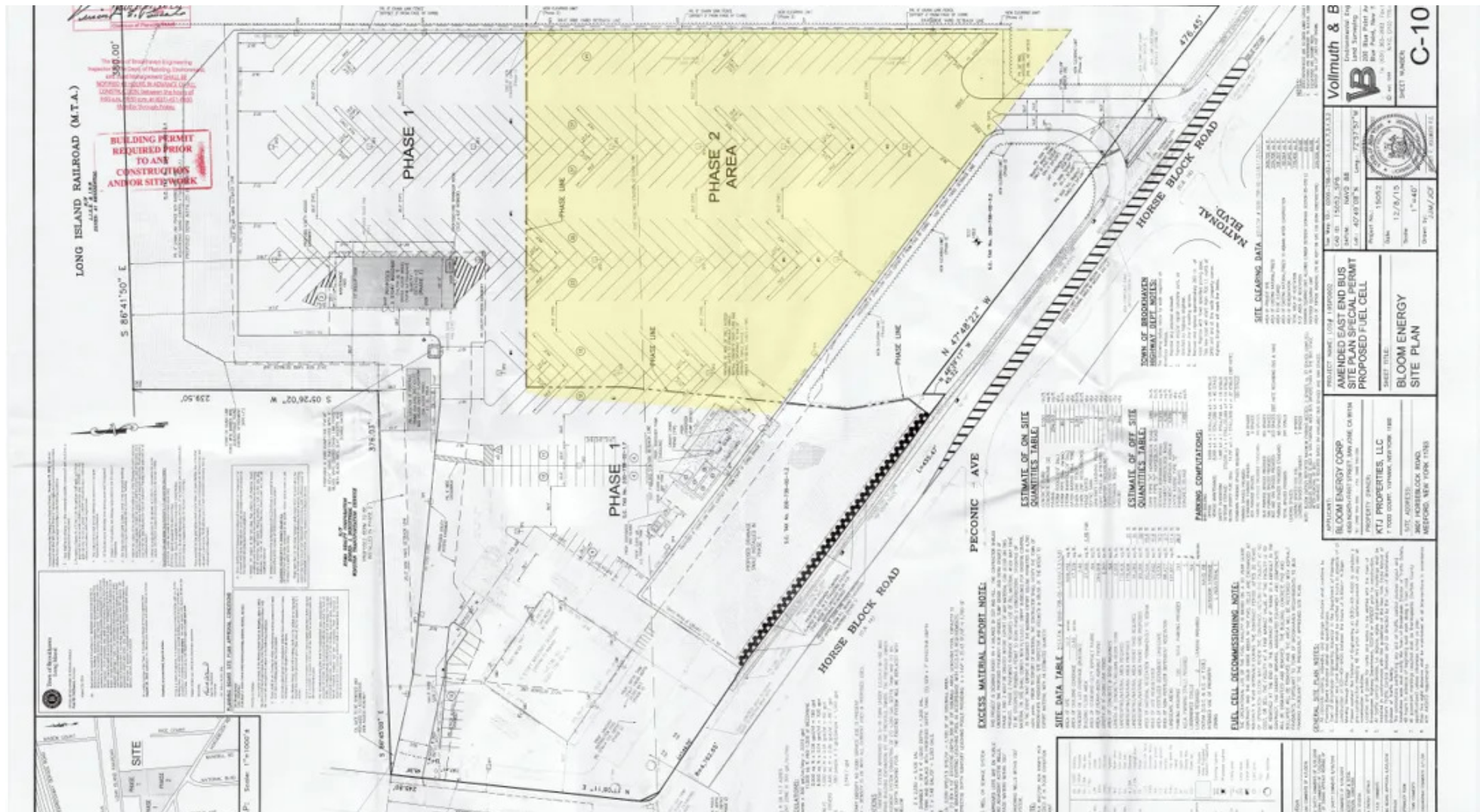
Michael G. Murphy

President | Commercial Division
631.858.2460 Email: michael.murphy@elliman.com



SITE PLAN

3601-3605 Horseblock Rd. | Medford, NY 11763



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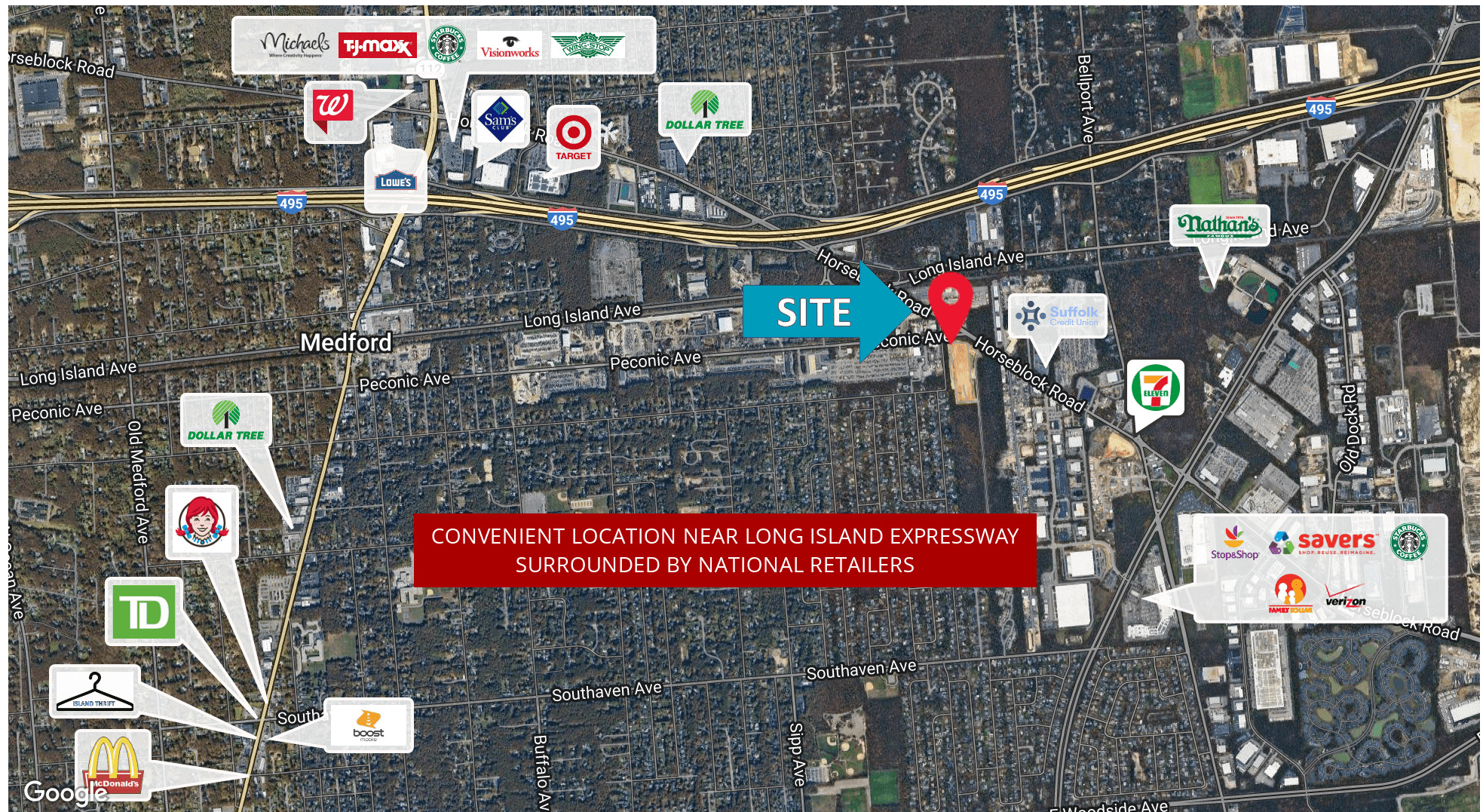
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RETAILER MAP

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AERIAL VIEW OF PROPERTY

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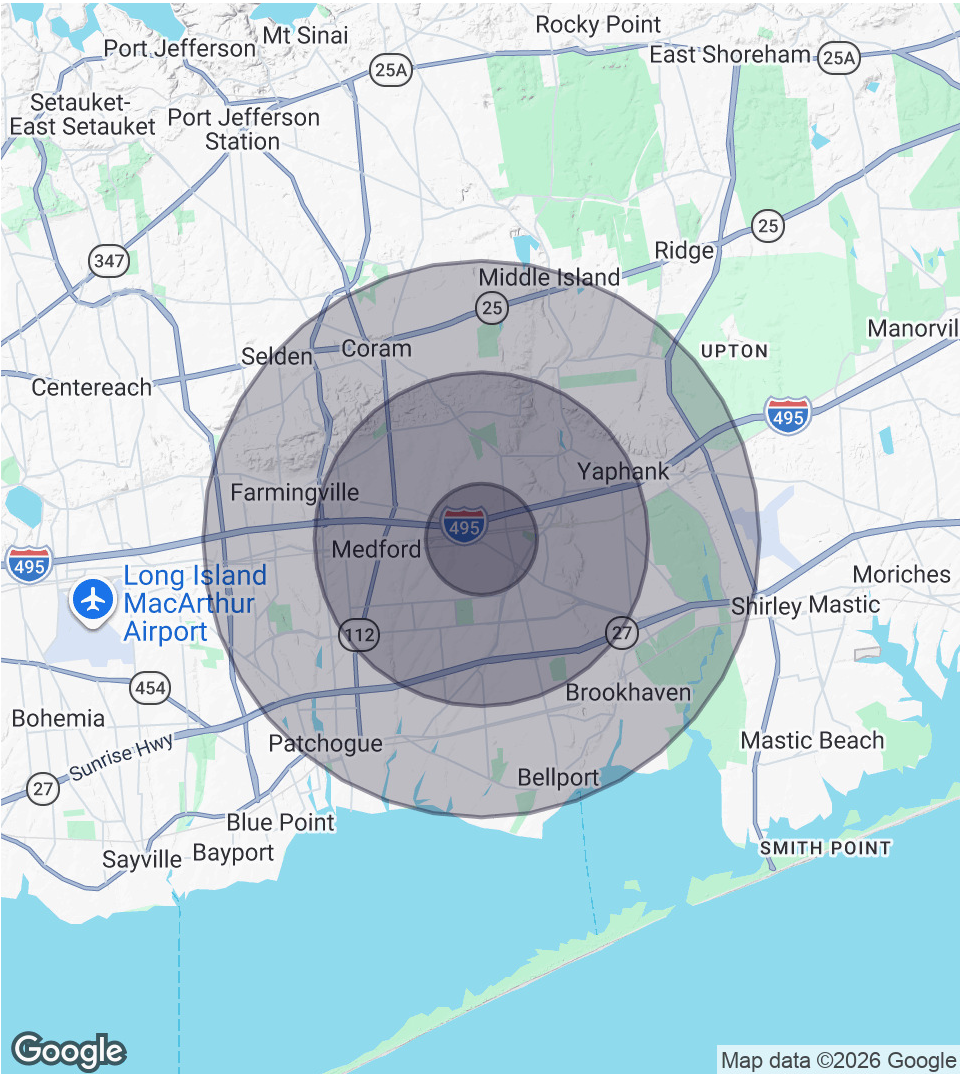
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DEMOGRAPHICS MAP & REPORT

3601-3605 Horseblock Rd. | Medford, NY 11763



1 Mile Radius

Population
7,149
Households
2,246
Average HH Income
\$113,269

Median HH Income
-
Daytime Population (W/ 16 yr+)
-

3 Miles Radius

Population
48,923
Households
16,962
Average HH Income
\$101,102

Median HH Income
-
Daytime Population (W/ 16 yr+)
-

5 Miles Radius

Population
159,151
Households
58,065
Average HH Income
\$106,108

Median HH Income
-
Daytime Population (W/ 16 yr+)
-

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3601-3605 HORSEBLOCK RD. MEDFORD



EXCLUSIVELY REPRESENTED BY:



Michael G. Murphy

President | Commercial Division

michael.murphy@elliman.com

Direct: 631.858.2460 | Cell: 631.834.2626

Professional Background

Michael G. Murphy is the President & Head of Operations of Douglas Elliman Real Estate's Commercial Division, a leading full-service commercial brokerage firm. In addition to his role overseeing the day-to-day operations of the multibillion-dollar Commercial office, Michael also sits on the Senior Executive Advisory Board at Elliman, one of the leading real estate firms in the world. In his innumerable roles Michael is responsible for strategic planning and the company's day-to-day commercial operations that involves overseeing more than 100 offices spanning across the five boroughs. He plays a pivotal role in the recruitment of top talent, business development, and integrating the company's real estate brokerage activities with project management and facilities management.

A trendsetter in the world of real estate, Murphy is responsible for the inception of a full-service commercial real estate division at Douglas Elliman. In 2003, it was Michael who shaped the idea of a commercial unit to take advantage of the referrals that were filtering out of the company's residential offices. Since its commencement, Michael has developed an exceptional referral base of loyal clients, completing in excess of a billion dollars in real estate transactions which include Hotels, Shopping centers, Triple Net opportunities, Land deals, several noteworthy office/ industrial leases and retail developments with national chains. Having represented some of the most recognized names in the Real Estate and Business arena, Michael brings a depth of knowledge to the Commercial Division that is second to none.

A self-starter, creative problem solver and an expert negotiator, Murphy has proven to be a trailblazer and is an iconic figure in the business industry. Prior to joining Douglas Elliman, he was a managing principal at Global Commercial Realty. He also co-owned and operated the "Dublin" Group, a chain of successful restaurant/bars throughout the Long Island area including Dublin Down, Dublin Over, Dublin Deck, Planet Dublin, Murphy's Law, Venue 56, as well as his newest venture in the hospitality, Industry Prato 850, A Gastro Pub, and hot spot in Commack.

In 2007 Michael was a recipient of Long Islands Prestigious 40 under 40 award, which is given to outstanding members of the business community who are under the age of 40. For well over a decade Michael has consistently been honored with numerous TOP Broker awards such as the Pinnacle Award, Platinum award and has consecutively been presented with the Award for # 1 Commercial Broker for GCI and Transactions within the Elliman network. Michael was also the Recipient of the CoStar Power Broker Award in 2016, 2017, 2018 and 2019 and was honored as Long Island Business News Top Commercial Broker for 2017.

Michael has an extensive academic background receiving his MBA in International Business from Franklin College, in Lugano Switzerland where he was selected from an elite group of scholars to participate in a one year accelerated program after first receiving his B.A. from CW Post Long Island University, where he played football on scholarship.

His professional affiliations include Commercial Industry Brokers Society of Long Island (CIBS), International Council of Shopping Centers (ICSC), Long Island Commercial Network (LICN) and LIBI. He participates in several philanthropic activities donating both time and financial aid to various charities including the Sunshine Kids, American Heart Association, Toys for Tots, St. Jude, All Inclusive Lacrosse and more.

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We Are Commercial Real Estate

550 Smithtown Bypass Suite 117
Smithtown, NY 11787
631.858.2405
ellimancommercial.com

Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions. For information on our services please contact us today.