

BUSINESS NEWS



AVAILABLE FOR TRANSITION BY SEPTEMBER 2026

LOCATION: 2320 NEW YORK 112 (MEDFORD AVENUE), MEDFORD, NY 11763

ZONING: LIBERAL J-2 BUSINESS DISTRICT (TOWN OF BROOKHAVEN)

IDEAL FOR REGIONAL/NATIONAL RESTAURANT BRANDS, DRIVE-THRU, OR CORPORATE FRANCHISES.



PRIME TURNKEY RESTAURANT OPPURTUNITY FOR LEASE

Area Demographics & Market Trade Area

- **Dominant Retail Corridor:** Flanked by major national brands along Route 112, including Target, Stop & Shop, Starbucks, and major automotive hubs.
- **Strong Population Density:** Over 75,000 residents within a 3-mile radius, providing a robust, built-in local customer base.
- **High-Income Market:** Average household income exceeds \$110,000 within the immediate trade area, ensuring strong discretionary spending for dining.

Unbeatable Transit-Oriented Location

***High Visibility Corner:**
Positioned at a major, four-way signaled intersection on Route 112, driving massive daily vehicle counts.*

***Direct Transit Anchor:**
Located directly across the street from the LIRR Medford Train Station, capturing heavy, daily commuter foot traffic.*

Building Specifications & Infrastructure

Total Space: 8,200 SF across a versatile two-story layout.

First Floor: Turnkey main dining room, expansive sit-down bar area, and heavy-duty commercial kitchen.

Second Floor: Fully functional private banquet hall, secondary service bar, and corporate office suite.

Turnkey Utilities: Fully built out with operational walk-in coolers/freezers, commercial venting hoods, Ansul fire suppression systems, and high-capacity grease traps.



Highway Hub: Situated less than 1 mile from the Long Island Expressway (LIE) Exit 64, offering effortless regional access for delivery drivers and destination diners.

Parking Capacity: Features a massive, dedicated on-site corner parking lot accommodating high-volume dining and quick-service operations.

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