



## RETAIL SPACE

# MEDFORD, NY

## DOLLAR TREE PLAZA

3197 HORSEBLOCK ROAD

### SIZE

1,500 SF - End Cap  
 1,967 SF  
 1,809 SF  
 2,167 SF - End Cap  
 7,647 SF - Restaurant

1,517 SF  
 1,667 SF  
 4,093 SF } 7,277 SF  
 CAN BE COMBINED

### ASKING RENT

Upon Request

### CO-TENANTS

Dollar Tree, Island Recreational, Dunkin', Baskin Robbins, Edible Arrangements, Little Mexico Restaurant, Medford Pastaria, Dentist, Auto Parts Store, Laundromat, Brickhouse Cardio Club, Paramount Beauty Supply, Nail Salon, Dance Studio

### NEIGHBORS

Target, Sam's Club, TJ Maxx, Michaels, Lowe's Home Improvement, Walgreen's, Starbucks

### COMMENTS

¼ Mile from the Long Island Expressway (Exit 65)

Located 1 mile from Patchogue-Medford High School

## CONTACT EXCLUSIVE AGENTS

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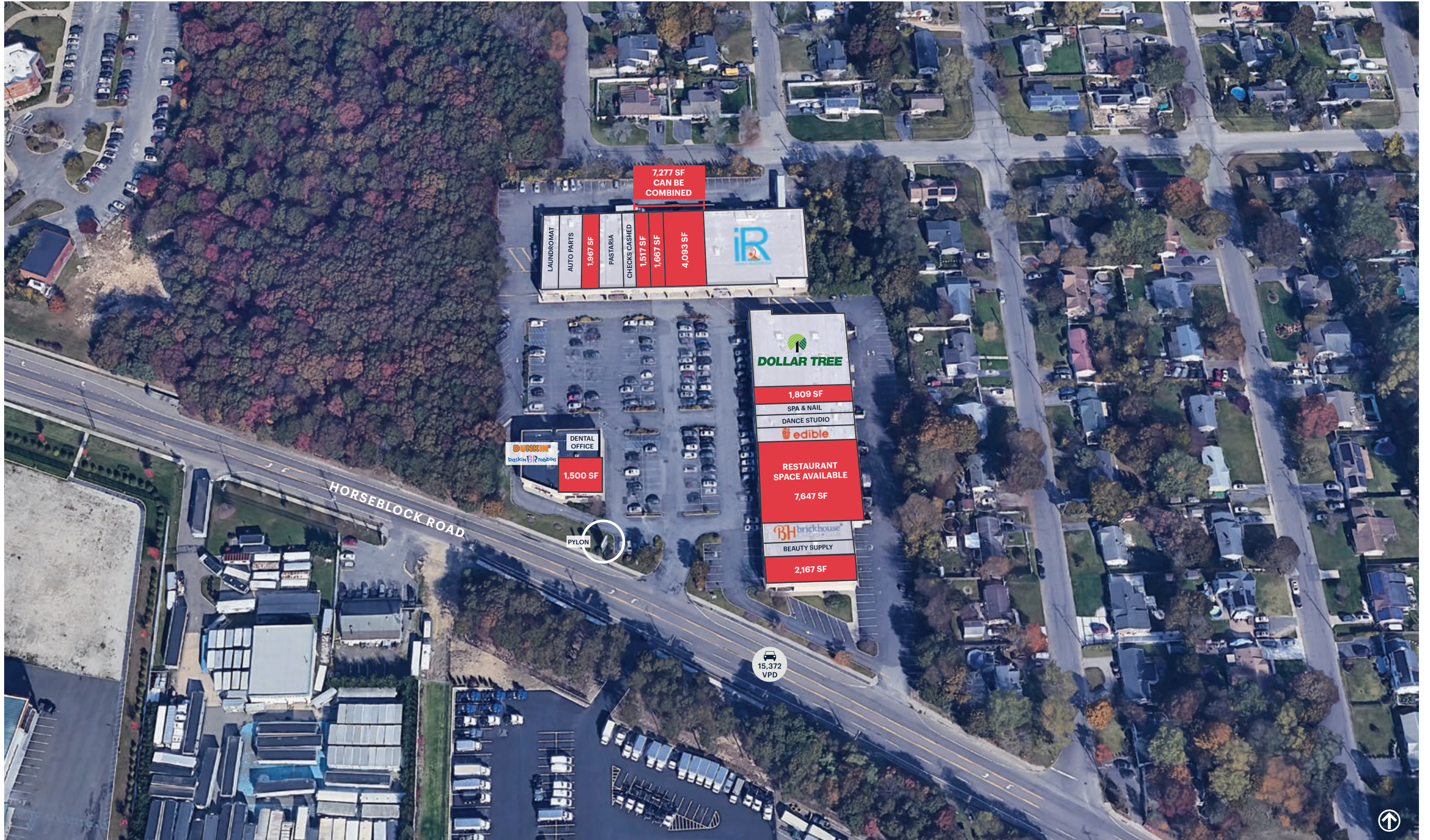
This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

# MARKET AERIAL



MEDFORD PLAZA MEDFORD, NEW YORK

**AERIAL**



7,277 SF  
CAN BE  
COMBINED

|               |
|---------------|
| LAUNDROMAT    |
| AUTO PARTS    |
| 1,967 SF      |
| PASTARIA      |
| CHECKS CASHED |
| 1,517 SF      |
| 1,667 SF      |
| 4,093 SF      |

iR

DUNKIN'  
bakery | coffee | donuts

DENTAL  
OFFICE

1,500 SF

DOLLAR TREE

1,809 SF

SPA & NAIL

DANCE STUDIO

edible

RESTAURANT  
SPACE AVAILABLE

7,647 SF

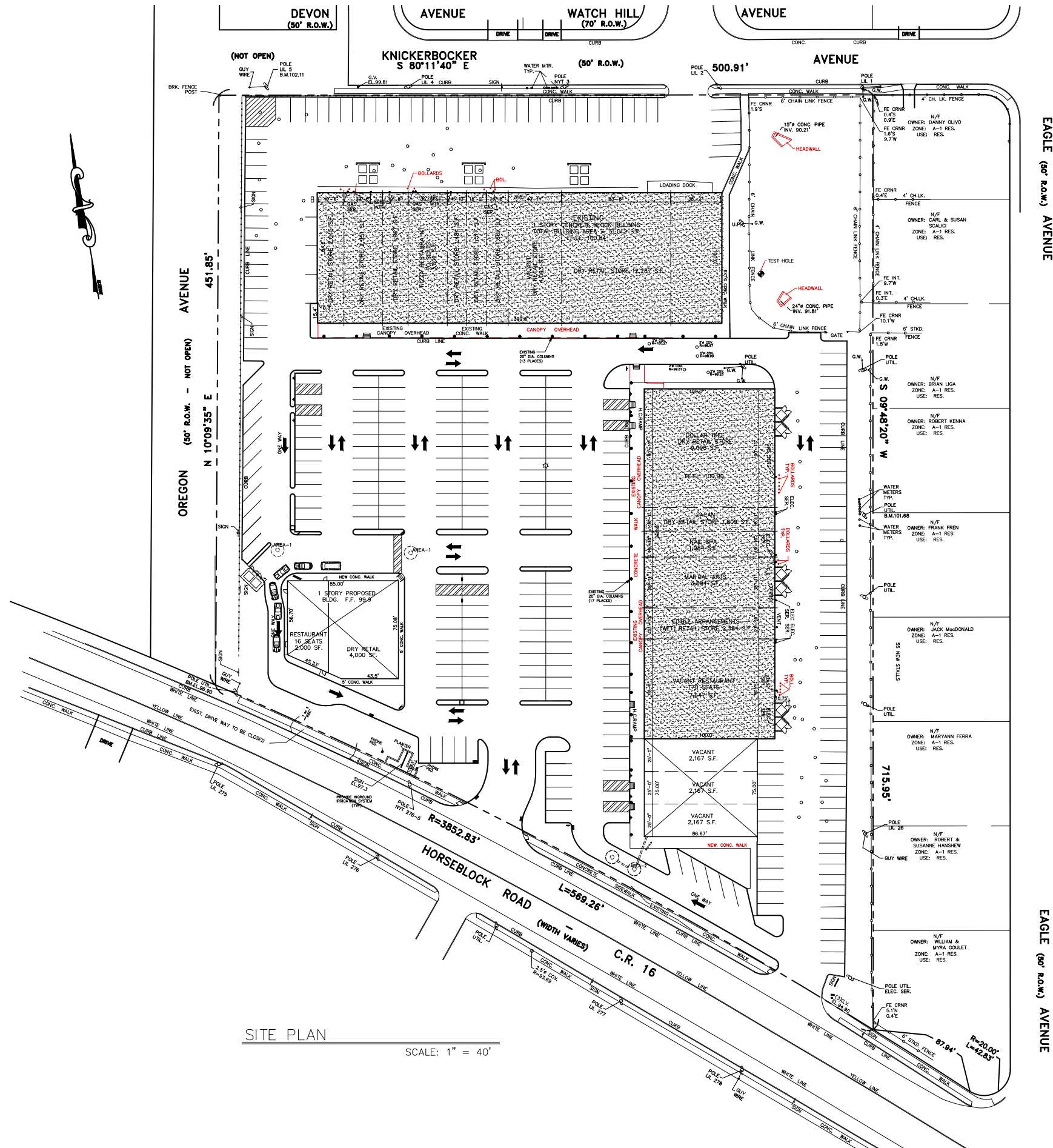
BH brickhouse  
BEAUTY SUPPLY

2,167 SF

PYLON

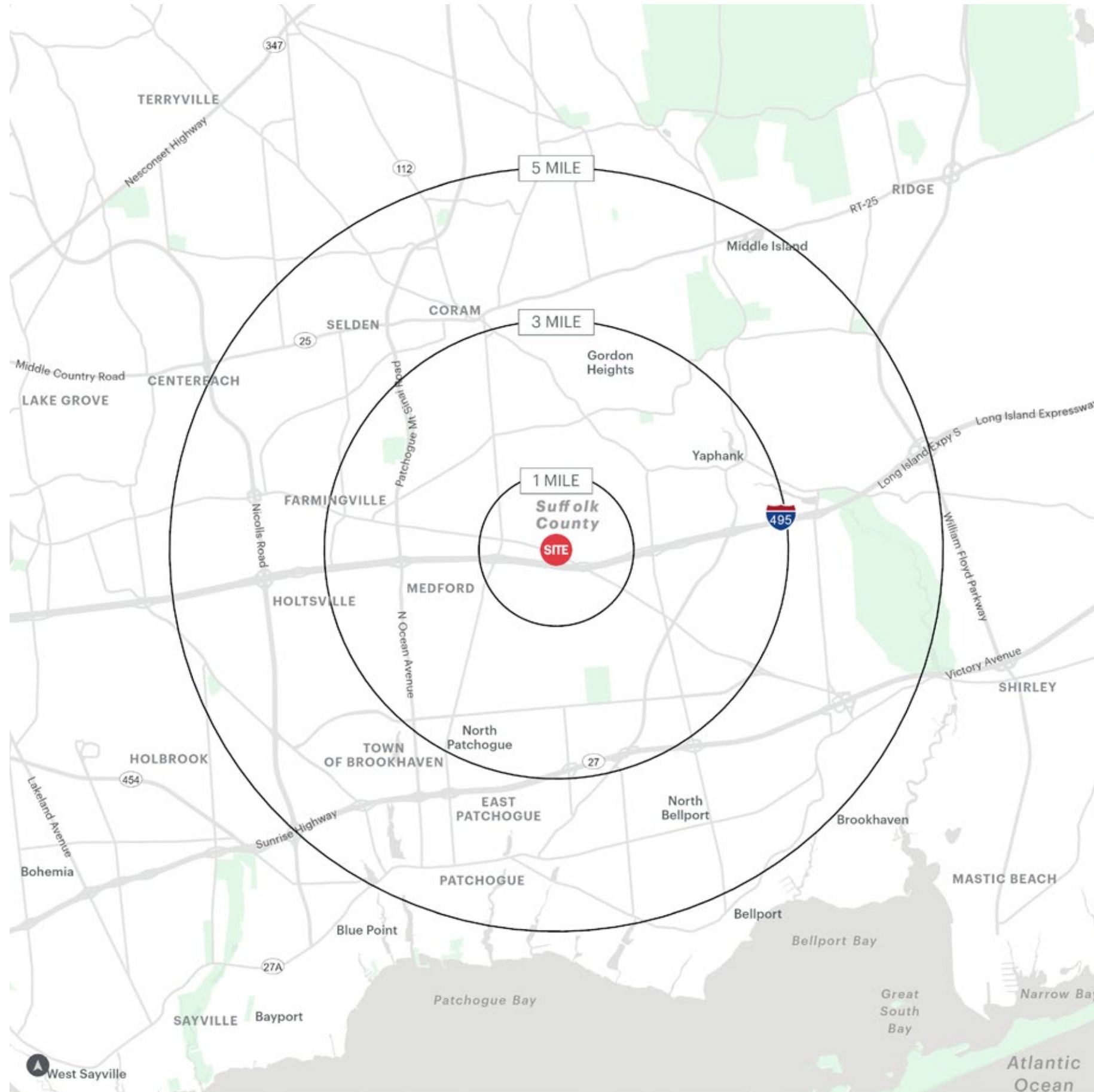
15,372  
VPD

# SITE PLAN



SITE PLAN  
SCALE: 1" = 40'

# AREA DEMOGRAPHICS



## 1 MILE RADIUS

**POPULATION**  
7,704  
**HOUSEHOLDS**  
2,340  
**AVERAGE HOUSEHOLD INCOME**  
\$127,507  
**MEDIAN HOUSEHOLD INCOME**  
\$104,893

**COLLEGE GRADUATES (BACHELOR'S +)**  
1,537 - 27.0%  
**TOTAL BUSINESSES**  
259  
**TOTAL EMPLOYEES**  
2,894  
**DAYTIME POPULATION (W/ 16 YR +)**  
7,240

## 3 MILE RADIUS

**POPULATION**  
58,485  
**HOUSEHOLDS**  
19,851  
**AVERAGE HOUSEHOLD INCOME**  
\$138,209  
**MEDIAN HOUSEHOLD INCOME**  
\$108,882

**COLLEGE GRADUATES (BACHELOR'S +)**  
12,625 - 30.0%  
**TOTAL BUSINESSES**  
1,997  
**TOTAL EMPLOYEES**  
23,194  
**DAYTIME POPULATION (W/ 16 YR +)**  
52,329

## 5 MILE RADIUS

**POPULATION**  
177,230  
**HOUSEHOLDS**  
63,030  
**AVERAGE HOUSEHOLD INCOME**  
\$137,615  
**MEDIAN HOUSEHOLD INCOME**  
\$108,139

**COLLEGE GRADUATES (BACHELOR'S +)**  
41,705 - 32.0%  
**TOTAL BUSINESSES**  
5,972  
**TOTAL EMPLOYEES**  
60,566  
**DAYTIME POPULATION (W/ 16 YR +)**  
147,526

# AREA DEMOGRAPHICS

