



# Retail Property For Lease

## 1870 Medford Ave. Medford, NY 11763



### Offering Summary

<b>Lease Rate:</b>	\$20 SF NNN
<b>Taxes:</b>	\$4.50 SF
<b>Building Size:</b>	10,650 SF
<b>Available SF:</b>	2,400-5,400 SF
<b>Lot Size:</b>	0.81 Acres
<b>Price / SF:</b>	-
<b>Zoning:</b>	J2

### Property Overview

2,400-5,400 SF of Prime RETAIL/SHOWROOM/WAREHOUSE space AVAILABLE on heavily travelled Medford Ave (Rt 112) in Medford. In close proximity to Woodside Ave. and centrally located on the business corridor of Rt 112, between Sunrise Hwy and Long Island Expressway. This was recently home to Titan Crossfit & Freedom Jiu Jitsu Studio. Perfect for any retail use requiring warehouse storage. Space features 14' foot clearance and one overhead door. Outside area can accommodate possible yard or playground area (Day Care). Medical use possible. Tremendous exposure to thousands of cars a day.

### Property Highlights

- Prime Location
- 14' Ceiling Clearance
- Overhead Door
- Retail/Showroom/Warehouse

For More Information:

**Dennis Gandley**

Licensed Real Estate Salesperson  
 Douglas Elliman Commercial - Long Island  
 631.858.2406  
 dennis.gandley@elliman.com

**Michael G. Murphy**

President | Commercial Division  
 Douglas Elliman Commercial - Long Island  
 631.858.2460  
 michael.murphy@elliman.com



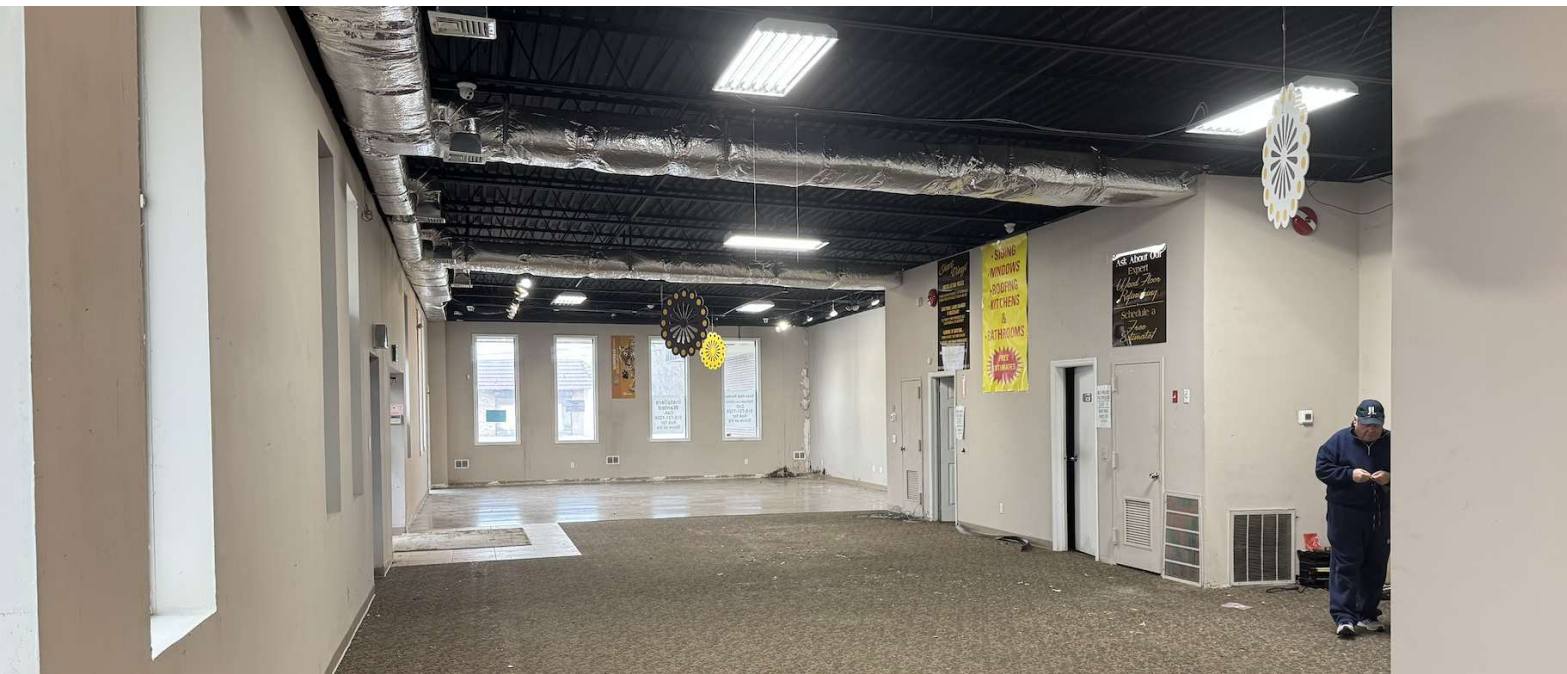
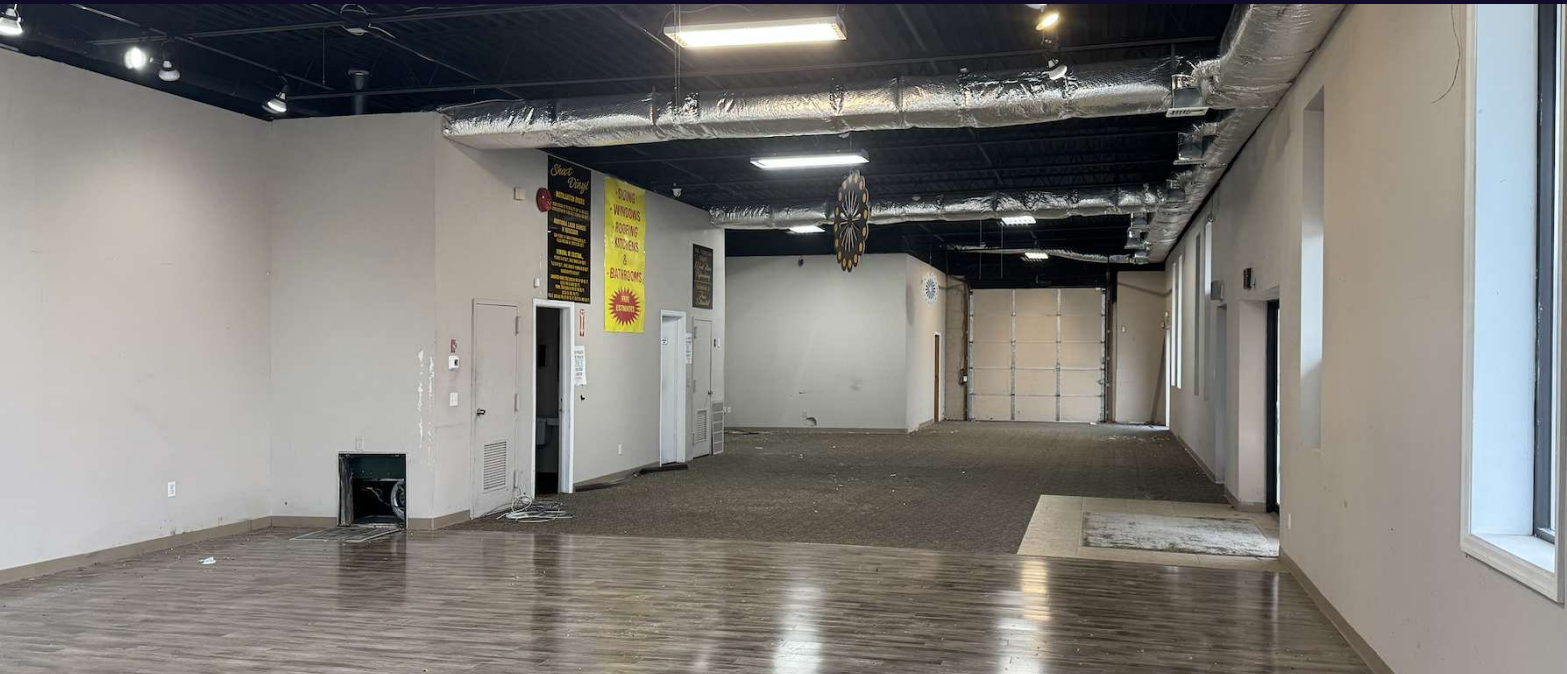
[WWW.ELLIMANCOMMERCIAL.COM](http://WWW.ELLIMANCOMMERCIAL.COM)

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.858.2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.



# Space Photos

## 1870 Medford Ave. Medford, NY 11763



For More Information:

**Dennis Gandley**

Licensed Real Estate Salesperson  
Douglas Elliman Commercial - Long Island  
631.858.2406  
dennis.gandley@elliman.com

**Michael G. Murphy**

President | Commercial Division  
Douglas Elliman Commercial - Long Island  
631.858.2460  
michael.murphy@elliman.com

 **Douglas Elliman**  
Commercial

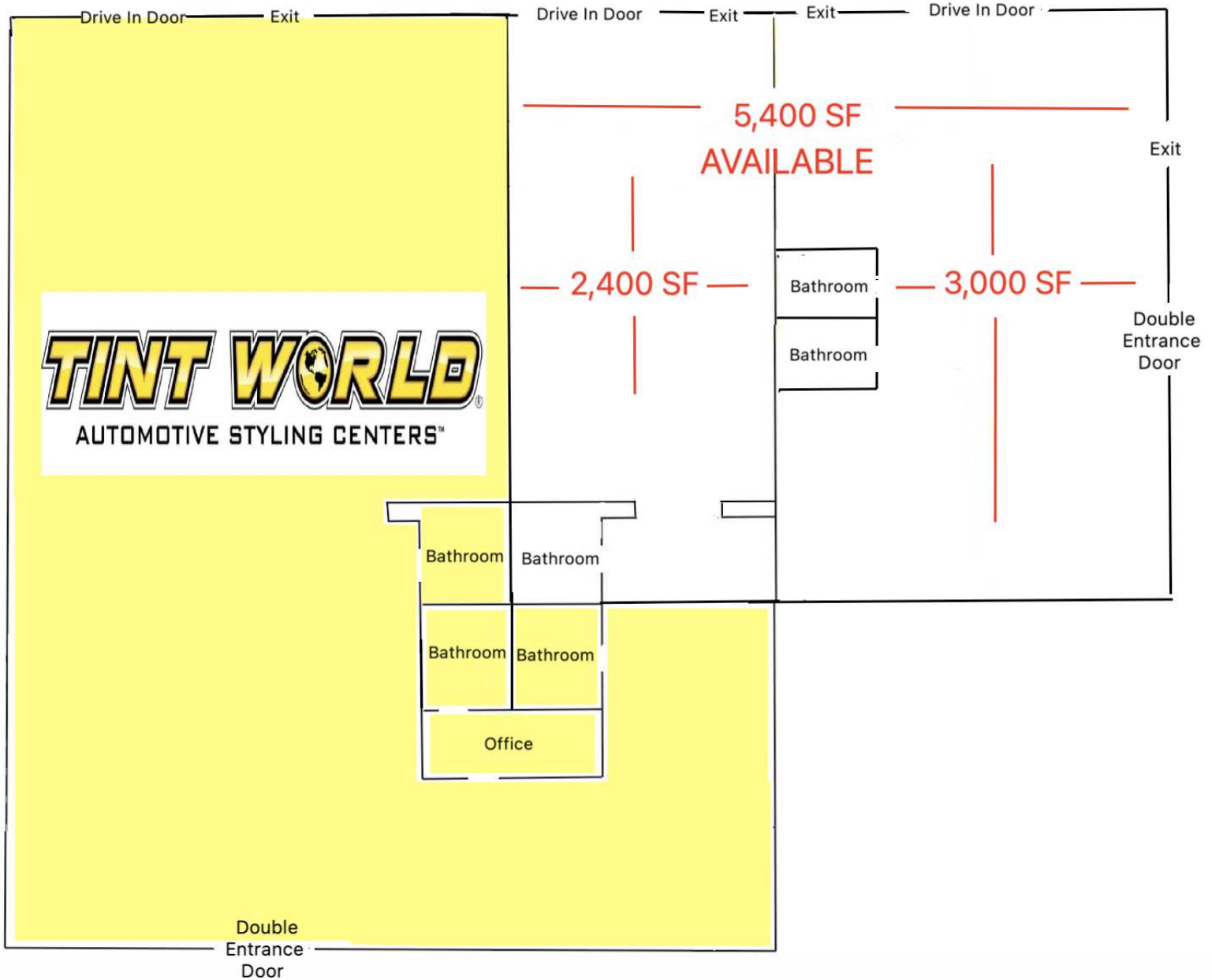
[WWW.ELLIMANCOMMERCIAL.COM](http://WWW.ELLIMANCOMMERCIAL.COM)

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITH-TOWN, NY 11787 631.858.2406 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.



# Floor Plan

## 1870 Medford Ave. Medford, NY 11763



For More Information:

**Dennis Gandley**

Licensed Real Estate Salesperson  
Douglas Elliman Commercial - Long Island  
631.858.2406  
dennis.gandley@elliman.com

**Michael G. Murphy**

President | Commercial Division  
Douglas Elliman Commercial - Long Island  
631.858.2460  
michael.murphy@elliman.com



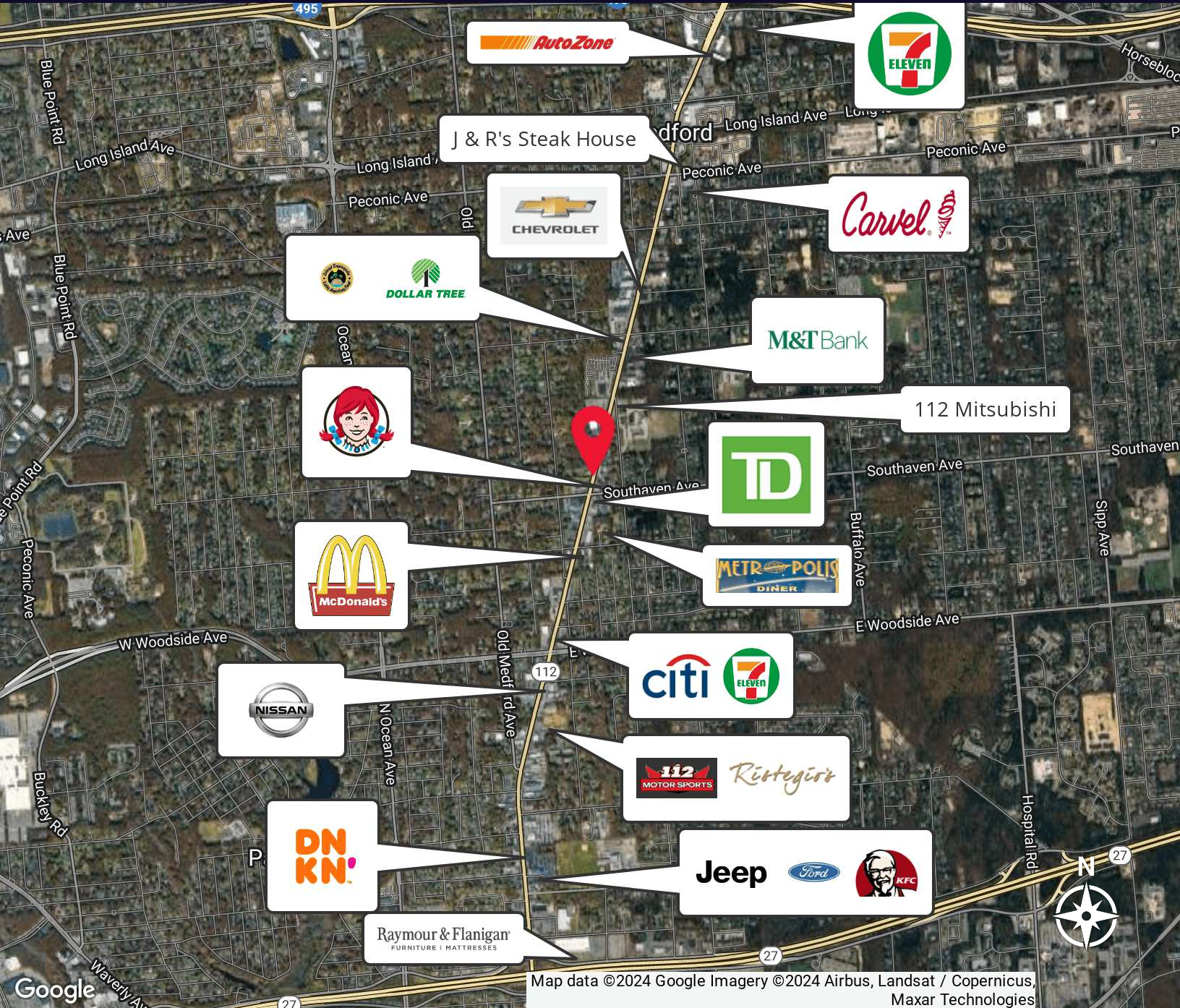
[WWW.ELLIMANCOMMERCIAL.COM](http://WWW.ELLIMANCOMMERCIAL.COM)

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.858.2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.



# Retailer Map

## 1870 Medford Ave. Medford, NY 11763



Map data ©2024 Google Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

For More Information:

**Dennis Gandley**

Licensed Real Estate Salesperson  
Douglas Elliman Commercial - Long Island  
631.858.2406  
dennis.gandley@elliman.com

**Michael G. Murphy**

President | Commercial Division  
Douglas Elliman Commercial - Long Island  
631.858.2460  
michael.murphy@elliman.com

**Douglas Elliman**  
Commercial

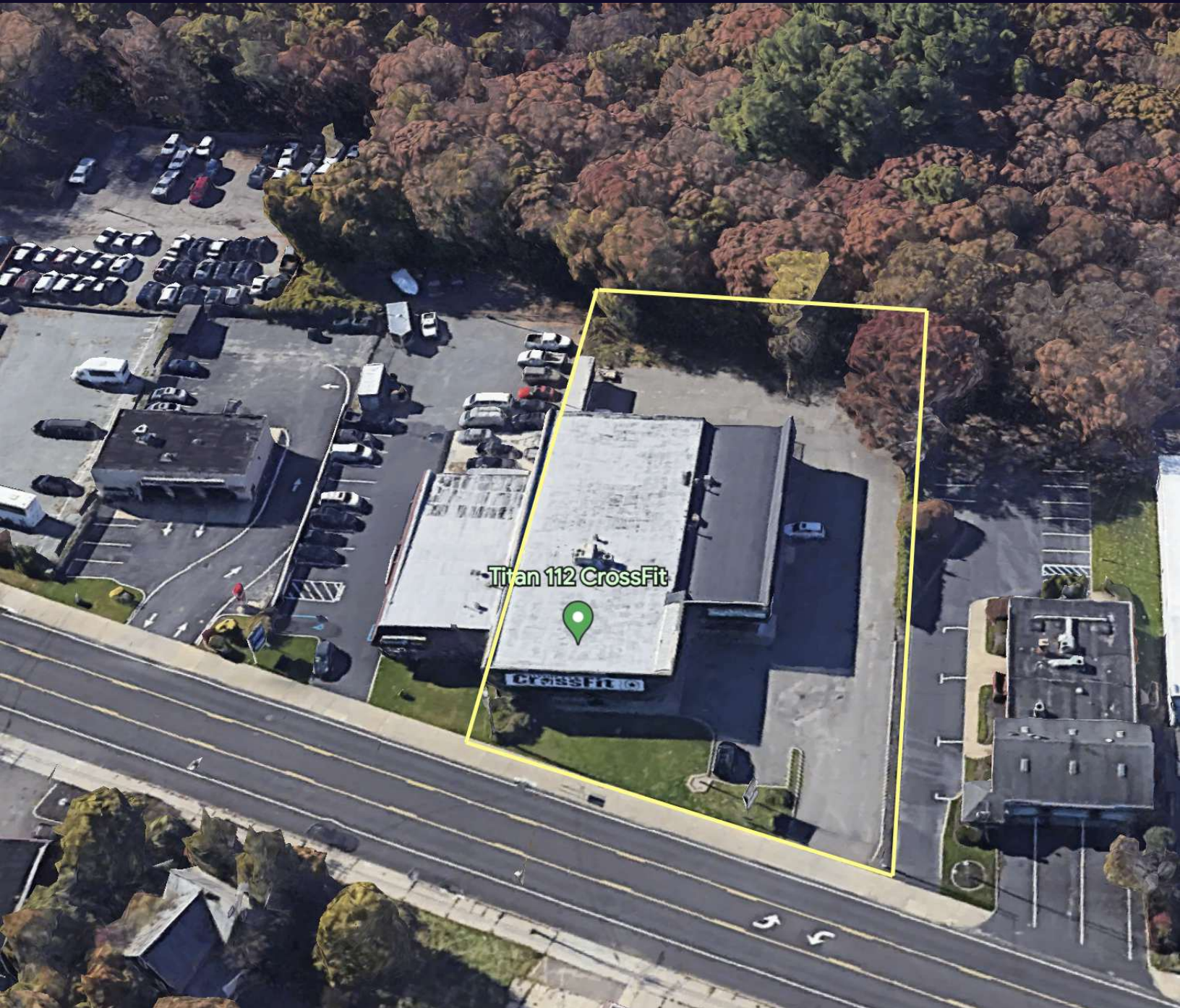
[WWW.ELLIMANCOMMERCIAL.COM](http://WWW.ELLIMANCOMMERCIAL.COM)

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.858.2406 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.



# Aerial Overview

1870 Medford Ave. Medford, NY 11763



For More Information:

**Dennis Gandley**

Licensed Real Estate Salesperson  
Douglas Elliman Commercial - Long Island  
631.858.2406  
dennis.gandley@elliman.com

**Michael G. Murphy**

President | Commercial Division  
Douglas Elliman Commercial - Long Island  
631.858.2460  
michael.murphy@elliman.com

 **Douglas Elliman**  
Commercial

[WWW.ELLIMANCOMMERCIAL.COM](http://WWW.ELLIMANCOMMERCIAL.COM)

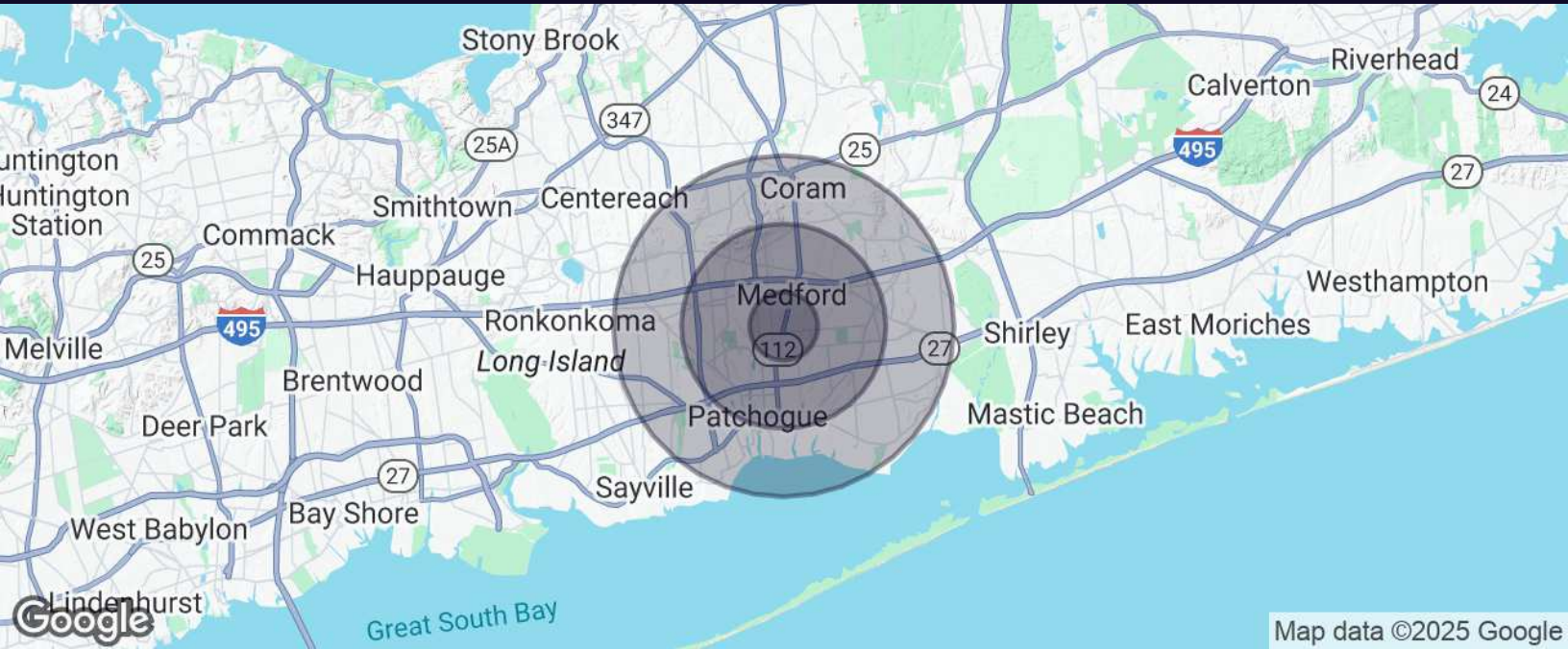
THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.858.2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.





# Retail Property For Lease

## 1870 Medford Ave. Medford, NY 11763



Population	1 Mile	3 Miles	5 Miles
Total Population	7,297	80,838	179,108
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	43	44	43

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,220	28,633	63,747
# of Persons per HH	3.3	2.8	2.8
Average HH Income	\$154,144	\$146,546	\$146,922
Average House Value	\$493,450	\$508,243	\$526,052

For More Information:

**Dennis Gandley**

Licensed Real Estate Salesperson  
Douglas Elliman Commercial - Long Island  
631.858.2406  
dennis.gandley@elliman.com

**Michael G. Murphy**

President | Commercial Division  
Douglas Elliman Commercial - Long Island  
631.858.2460  
michael.murphy@elliman.com



[WWW.ELLIMANCOMMERCIAL.COM](http://WWW.ELLIMANCOMMERCIAL.COM)

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.858.2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, L.L.C. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.

## WE ARE COMMERCIAL REAL ESTATE

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 of 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 More Information:

**Dennis Gandley**

Licensed Real Estate Salesperson  
631.858.2406  
dennis.gandley@elliman.com

**Michael G. Murphy**

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

Office: 631.858.2405

Fax: 631.543.0851

550 Smithtown Bypass  
Smithtown, NY 11787