



Highly-trafficked Route 112 retail location for lease

Building highlights

- Monument signage with prime visibility
- Ideal for a variety of retail uses with potential for medical use
- Building currently divided into 8,000 sf and 4,000 sf
- Zoned J2
- 16' ceiling heights
- SCTM# - 0200-658.00-01.00-024.000
- Large lot with ample parking

Availability

12,000 sf

Possession

Immediate

Taxes

\$2.44 psf

CAM

\$1.64 psf

Rate

Upon request


Get more information:

Frank Pagano | Senior Director | D. 516 962 5402 | M. 516 263 0472 | frank.pagano@avisonyoung.com

Cole Gartmayer | Associate | D. 516 962 5396 | M. 516 477 5520 | cole.gartmayer@avisonyoung.com



Location highlights

- Well-situated property just off Exit 64 of the Long Island Expressway
- Close proximity to highly-trafficked Horseblock Road and public transportation
- Surrounded by high-density retail on the recently-transformed Route 112
- Under a mile from Medford  station

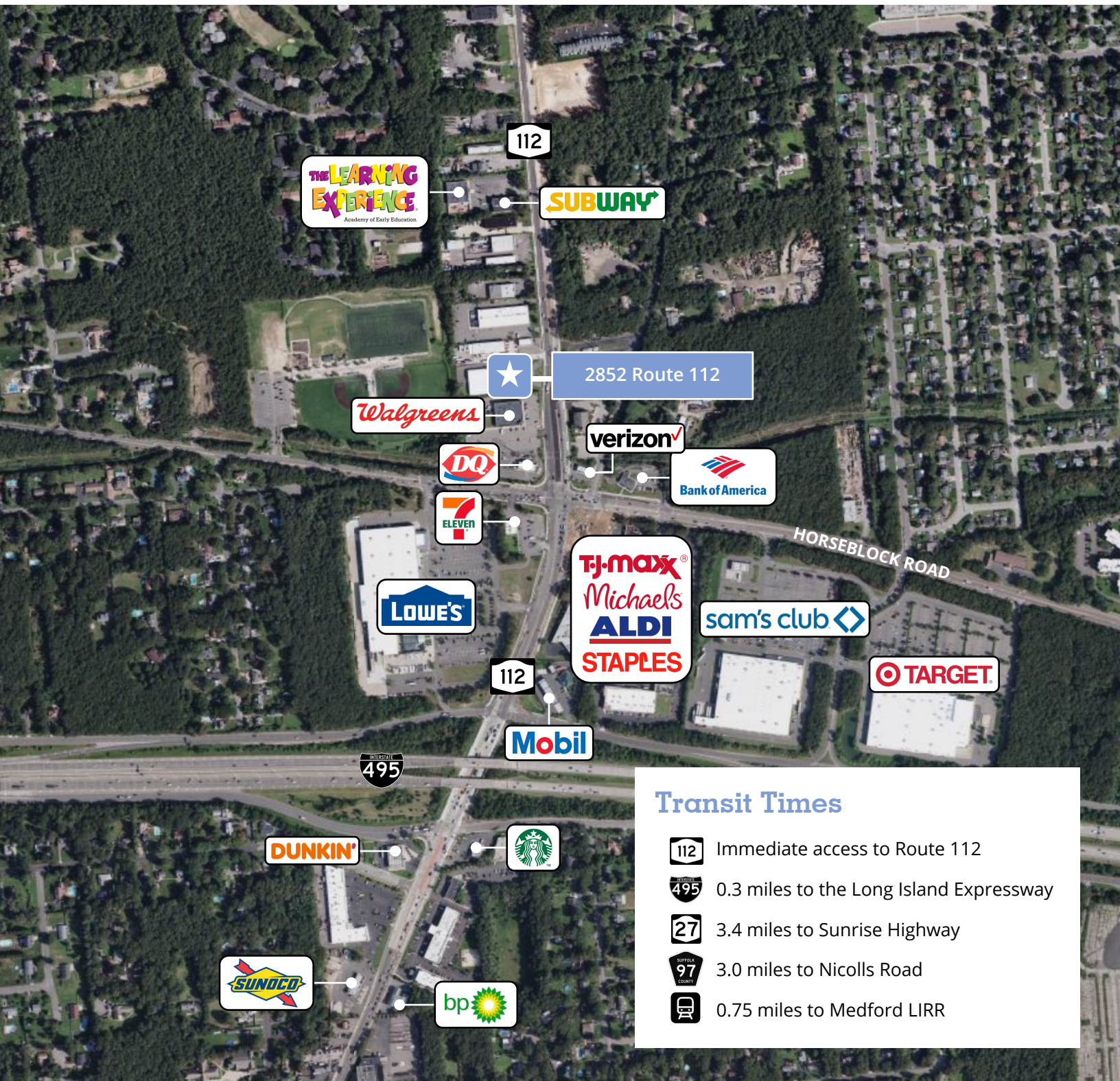


Demographics	1 Mile	3 Mile	5 Mile
Population	8,030	67,761	198,716
Households	2,940	23,237	69,587
Med. HH Income	\$81,880	\$99,255	\$98,882






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Transit Times

-  Immediate access to Route 112
-  0.3 miles to the Long Island Expressway
-  3.4 miles to Sunrise Highway
-  3.0 miles to Nicolls Road
-  0.75 miles to Medford LIRR

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