



PROPERTY FEATURES

LOCATION

Medford, NY
In Suffolk County
Town of Brookhaven




Available Land




38,000 Square foot lot

HIGHLIGHTS

- Triple net Tenant paying \$168,000 a year in a 11,000 Square Foot building
- Located in Main Long Island Retail corridor
- 200 feet of Frontage with 2 Curb Cuts on Route 112
- 25,000 Daily Car Traffic Count
- Located between Long Island Expressway and Sunrise Highway

-ASKING \$2,999,999-

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2145 RT 112 currently sits on a 38,000 Square foot lot in the J2 business district of Medford Long Island. The existing 11,000 square foot building is currently occupied with a triple net tenant paying \$168,000 a year.

The subject property is located across the street from a strip center and several major car Dealerships including Chevrolet, Mazda, and Hyundai. This main Long Island artery is positioned between the Long island Expressway and Sunrise Highway. The owners own the adjacent corner lot on Greenport Ave, which is also available for sale.

