

LAND FOR SALE

.88 ACRES

Station Road, Medford, NY 11763



OFFERING SUMMARY

Sale Price: Subject To Offer

Lot Size: 0.88 Acres
[38,333 SF]

Zoned J-2 Retail

Sewers Available

Location: Easy Access to
LIE and
Sunrise Highway

PROPOSED BUILDING SIZES

Medical 3,000 SF; Office 5,000 SF; Retail 10,000 SF

PROPERTY OVERVIEW

- Close proximity to several Industrial Parks, Spring Hill Suites by Marriott and Amneal Pharmaceuticals.
- Shadow anchored by the Sunshine Shopping Center:
 - Stop & Shop
 - Starbucks
 - Rite Aid
 - Planet Fitness
 - Savers
 - Family Dollar
 - Subway
 - Ruby Tuesday
 - Friendly's
 - Firestone Auto Care

Lorraine O'Hara

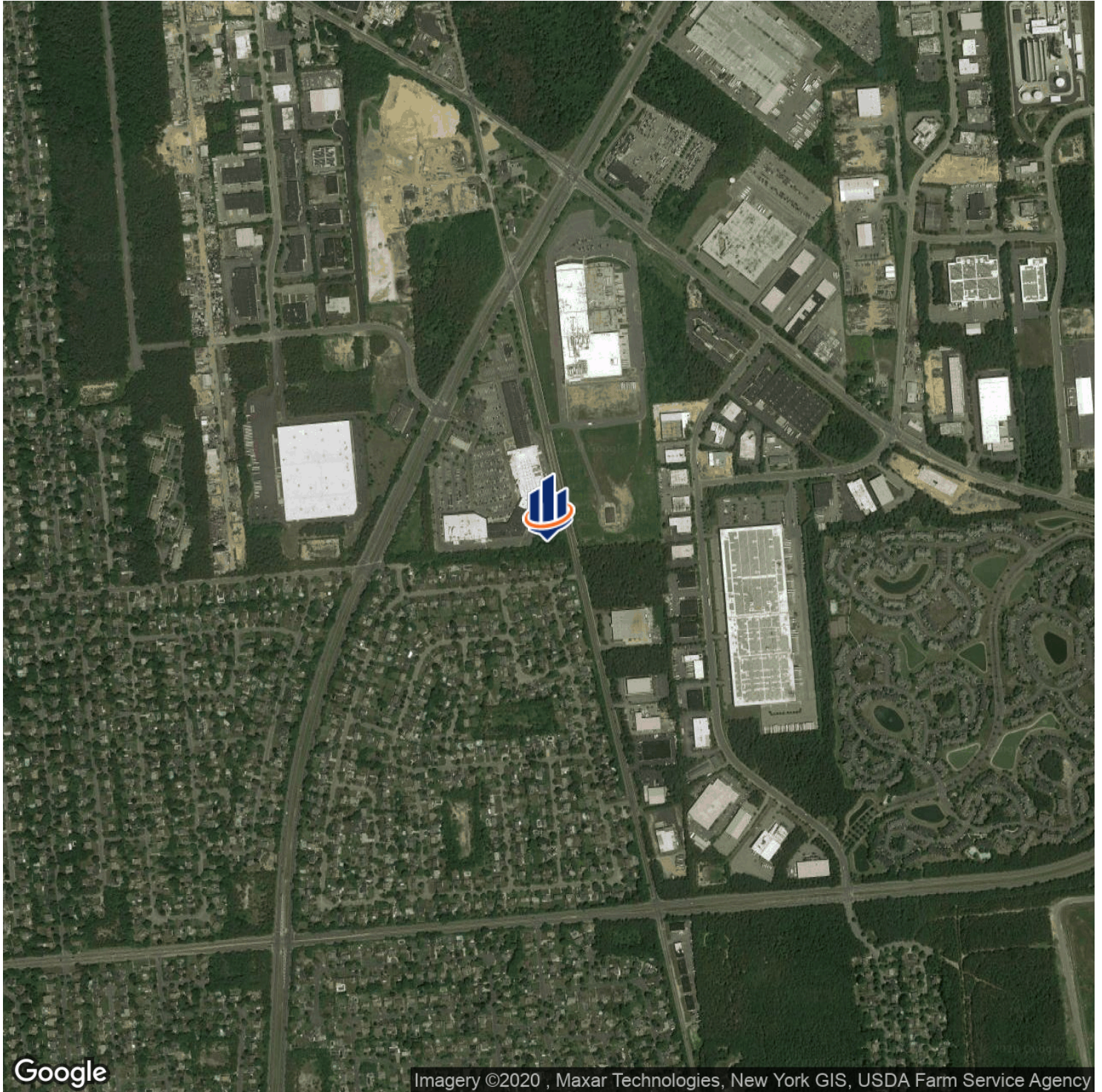
NYS Licensed Real Estate Associate Broker
631.389.0264
lorraine.ohara@svn.com

Aric Schachner

Managing Director, NYS Lic. Real Estate Associate Broker
631.389.5500
aric.schachner@svn.com



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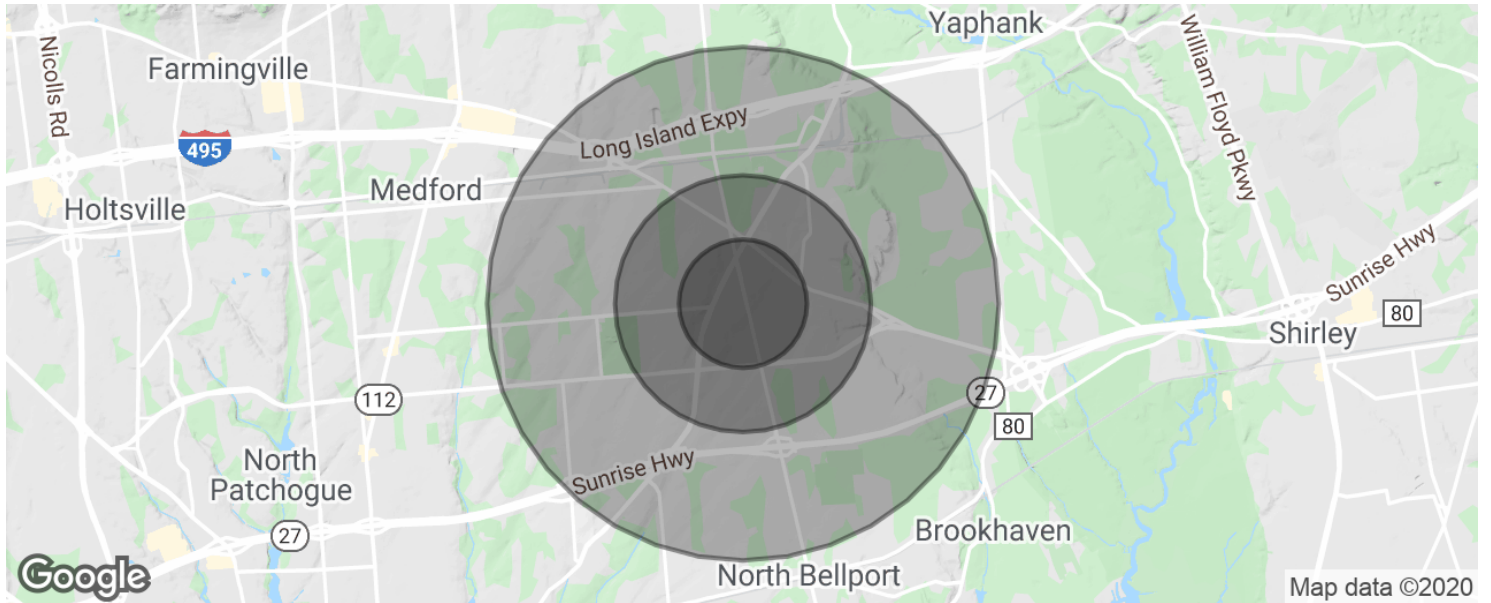
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POPULATION

	0.5 MILES	1 MILE	2 MILES
Total population	994	4,625	20,226
Median age	36.2	36.3	35.3
Median age (Male)	35.9	35.9	34.9
Median age (Female)	36.6	36.9	35.9

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	2 MILES
Total households	292	1,369	6,060
# of persons per HH	3.4	3.4	3.3
Average HH income	\$93,877	\$93,169	\$86,343
Average house value	\$384,666	\$382,513	\$370,678

* Demographic data derived from 2010 US Census

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