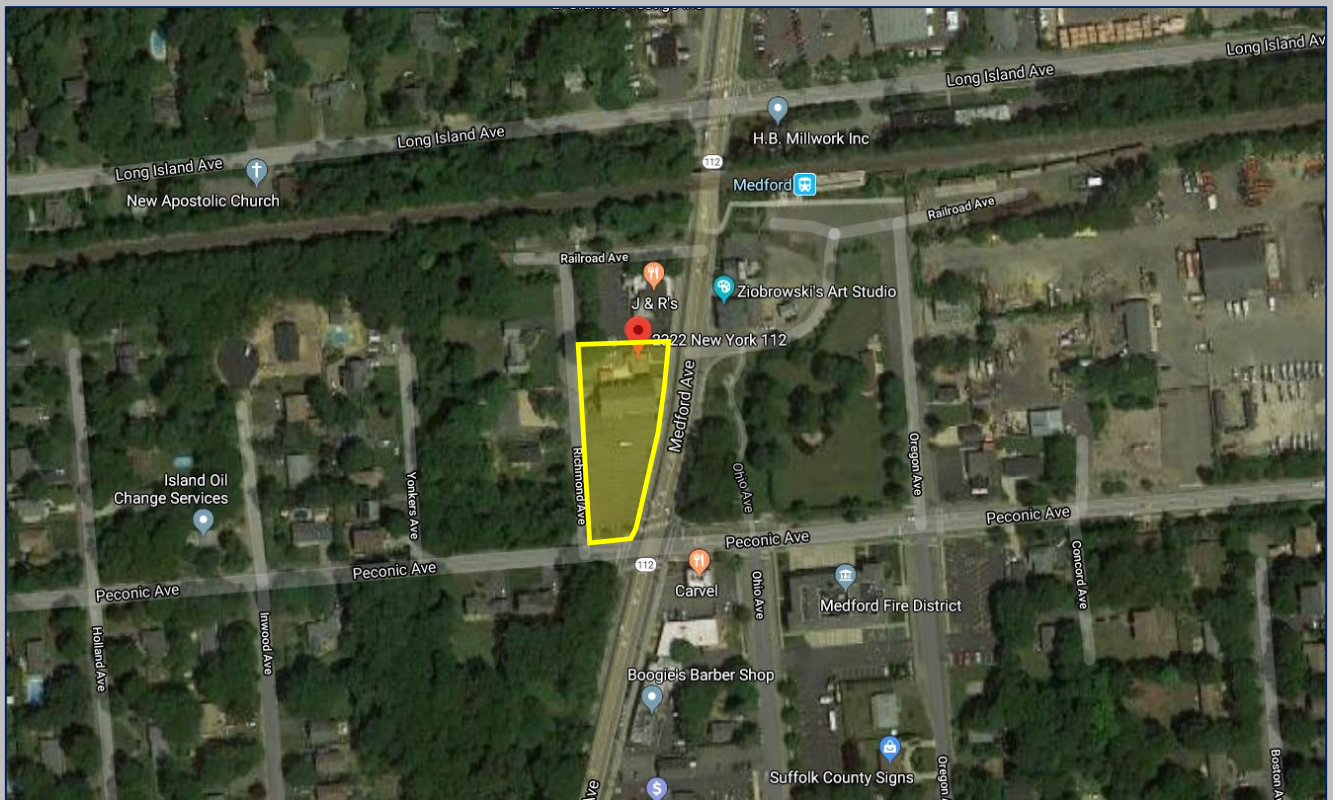




Island Associates Real Estate Inc.

We create value

2306 - 2322 Route 112 (Medford Ave.) Medford, NY



Chris Mayor

Chris@IslandAssociates.com

(631) 513-2000

Larry Densen

Larry@IslandAssociates.com

(516) 857-5564

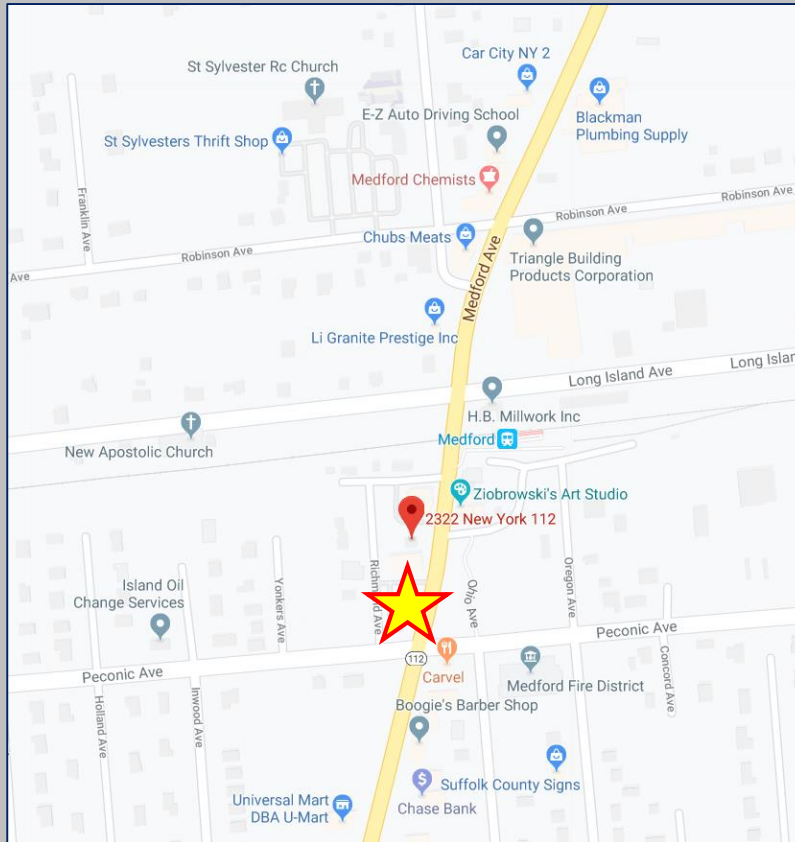
Property Information

.84 Acres Available

Price: \$3,495,000.00

*Ground Lease Considered

Taxes: +/- \$22,373



Demographics	1 Mile	3 Miles	5 Miles
Total Population	7,686	69,394	193,003
Median HH Income	\$93,565	\$88,394	\$89,018

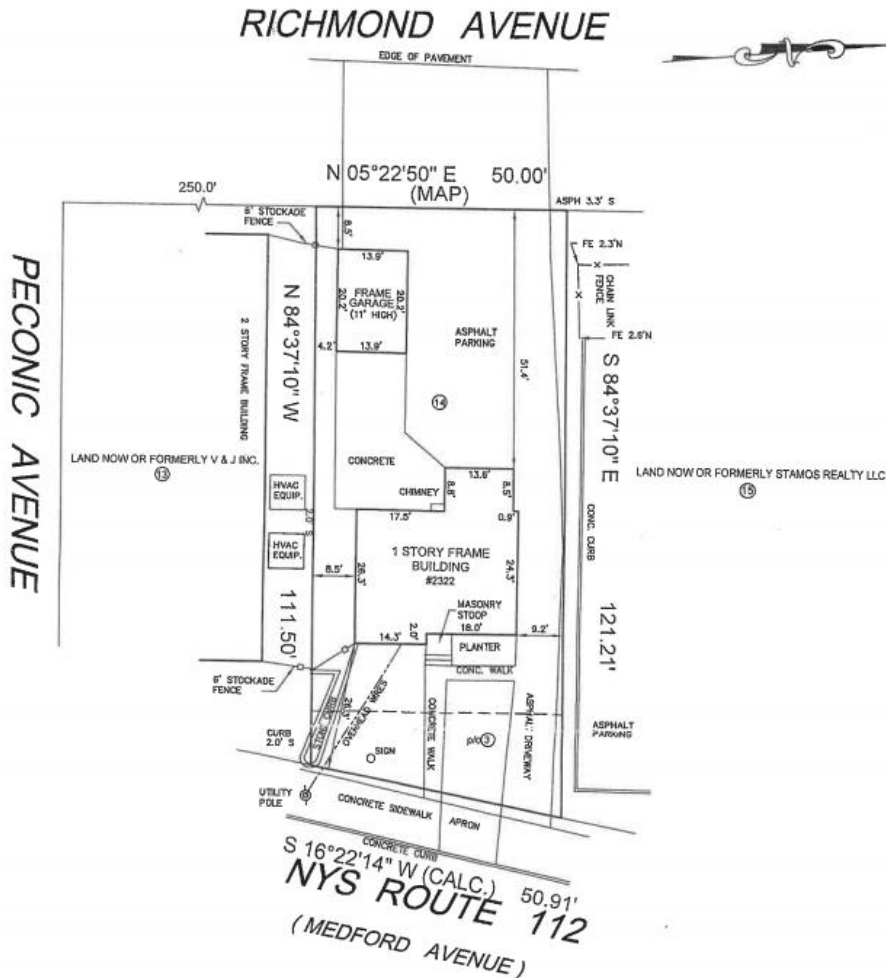
- ❖ Highly Visible Corner Location on Rt. 112 & Peconic Ave.
- ❖ Just Shy of 1 Acre
- ❖ Traffic Counts of over 20,900 Daily on Medford Ave.
- ❖ +/- 300' of Frontage on Medford Avenue
- ❖ Across the street from Medford LIRR Commuter Train Station

Additional Information



All information is subject to errors, omissions, modification, and withdrawal.
 Information is from sources deemed to be reliable but should not be relied upon without independent verification.

Additional Information



*UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP PREPARED AND SEALED BY A LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

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PARCEL AREA = 5,818 SQ.FT. OR 0.13 ACRES

PROPERTY SURVEY 2322 ROUTE 112 SITUATED IN MEDFORD TOWN OF BROOKHAVEN, COUNTY OF SUFFOLK, STATE OF NEW YORK				
O'Connor - Petito, L.L.C. Land Surveying Civil Engineering 27 Forest Avenue Locust Valley, NY 11560 (516) 676-3260				
MAP - O.L. SCHWENCKE LAND & INVESTMENT CO. BLOCK 19		DIST. 0200 SEC. 771	BLK. 6 LOT 35	
REV. DATE:	DATE: MAY 1, 2018	SCALE: 1"= 20'	SHEET: 1 OF 1	