

OFFERING MEMORANDUM

440 Express Drive South | Medford, New York 11763

FOR SALE



Commercial



EXECUTIVE SUMMARY



440 Express Drive South | Medford, New York 11763

Lot Size:	30.083 Acres	Frontage:	800 Feet
Curb Cuts:	Two (2)	Parking:	Spaces
Traffic Counts:	120,000 Cars Per Day	Zoning:	L1
Annual Taxes:	TBD	Sale Price:	Offers Accepted North of \$20 million

PROPERTY OVERVIEW

Incredible Development Opportunity for Sale. +30 Acres strategically located on Expressway Drive South in Medford, New York. This property offers almost +/-800 Feet of frontage and traffic counts that exceed 120,000 cars passing on the Long Island Expressway every day. Zoned Light Industrial which offers a multitude of approved uses. Strategically located on the Long Island Expressway South Service Road in an excellent demographic. Surrounded by National + Local Retailers. Please call Michael Murphy for price expectation and more details.

Town of Brookhaven District 200 Section 736 Block 1.00 Lot 2.1

Exclusively represented by:

Michael G. Murphy

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

PROPERTY HIGHLIGHTS

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- 30.083 Acres
- Zoned Light Industrial
- Two (2) Curb Cuts
- 800 Feet of Frontage
- Traffic Counts Exceed 120,000 Cars Passing per Day
- Surrounded by National Retailers

Join Neighbors:



Exclusively represented by:

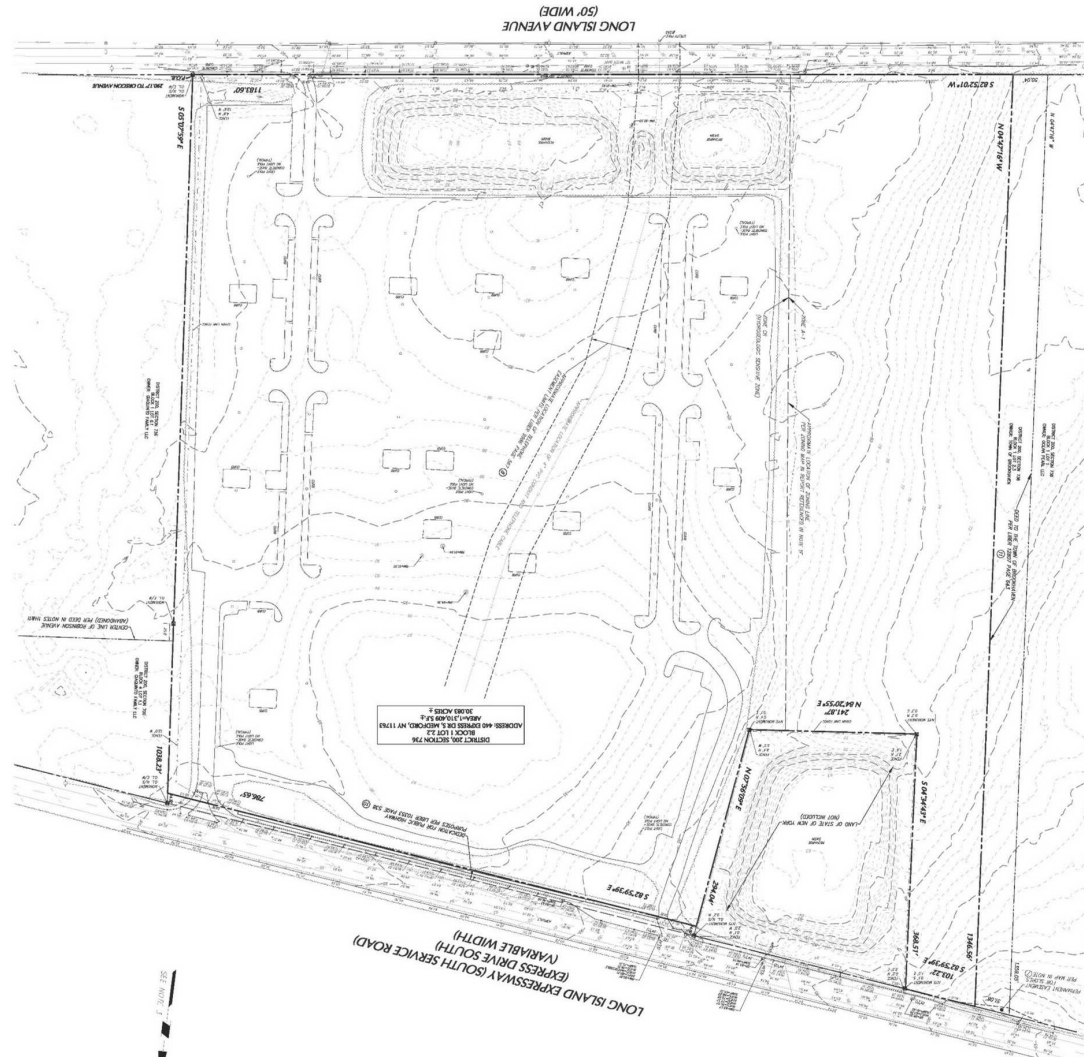
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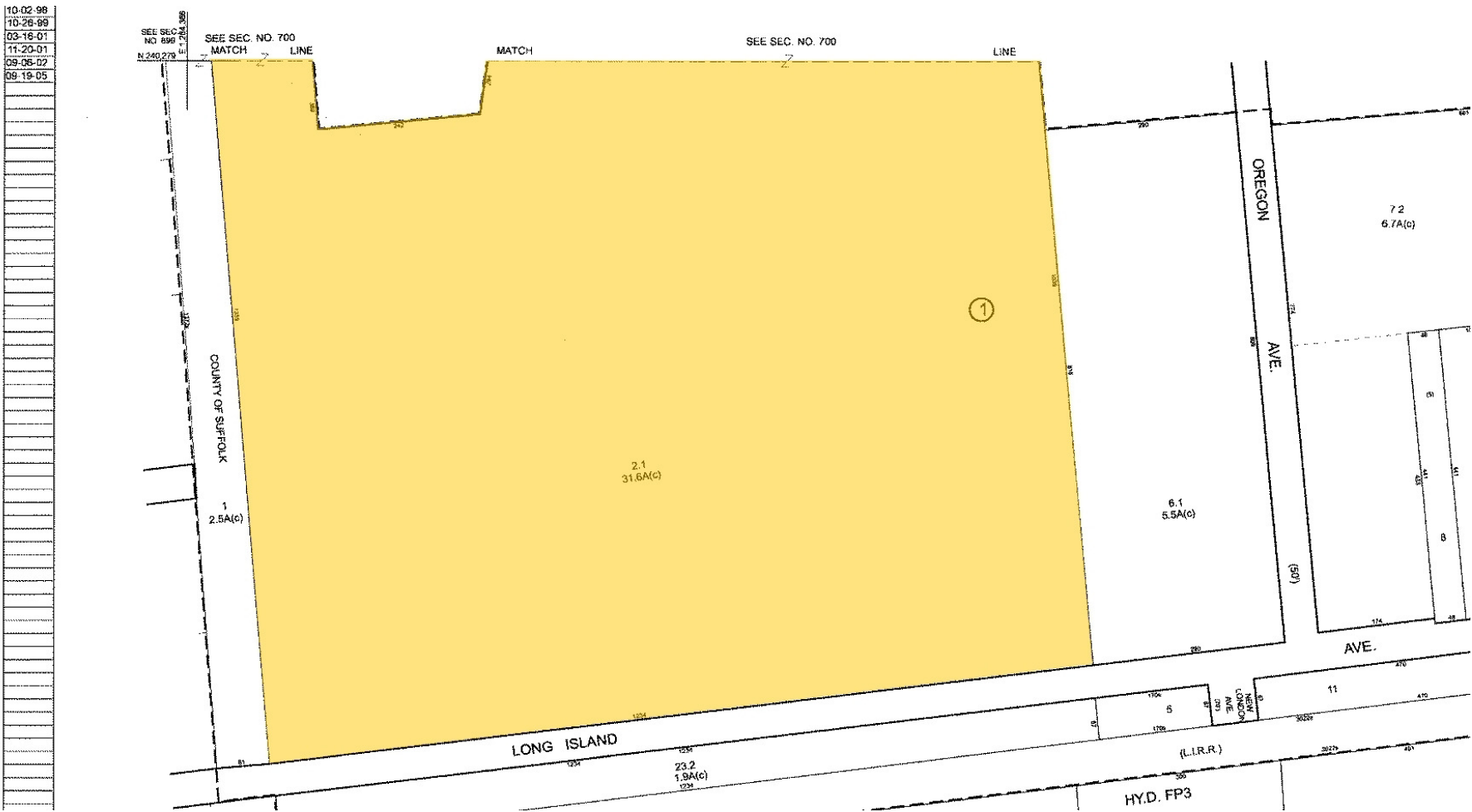
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PLAT MAP

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L1 ZONING USE

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§ 85-560 Permitted uses.

In an L Industrial 1 District, no building, structure or premises shall be used or occupied and no building or part thereof shall be so erected or altered, except for one or more of the following purposes:

- A. Agricultural or nursery use, including the retail sale of products raised on the premises.
- B. Assembly and social recreation hall.
- C. Bank.
- D. Commercial laundry establishment.
- E. Convent or monastery.
- F. Day-care facility.
- G. Health club.
- H. Lodge.
- I. Lumberyard.
- J. Manufacturing, only within a building.
- K. Motor vehicle rental.
- L. Nonmotorized recreational activities.
- M. Nursery/Garden center.
- N. Office.
- O. Places of worship, parish house or rectory.
- P. Printing plants.
- Q. Research and development facility.
- R. Stone and mason supply.
- S. Veterinary hospital, provided that all activities take place within the building.
[Amended 11-18-2021 by L.L. No. 21-2021, effective 11-30-2021]
- T. Warehouse.
- U. All uses identified as incentive uses within the Transitional Area Overlay District established in connection with the Montauk Highway Corridor Study Land Use Plan for Mastic and Shirley Phase II.

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NATIONAL RETAILER MAP

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AERIAL VIEW OF PROPERTY



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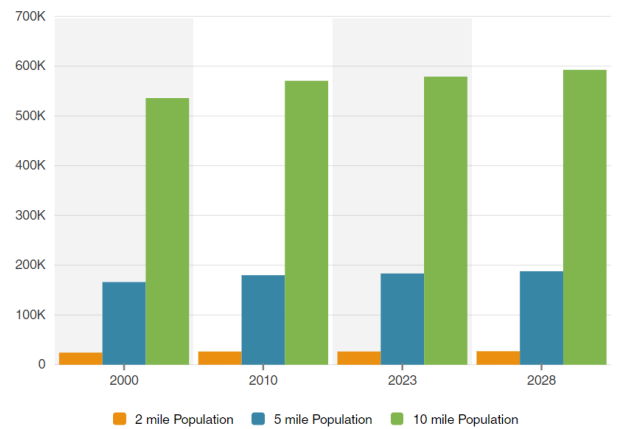
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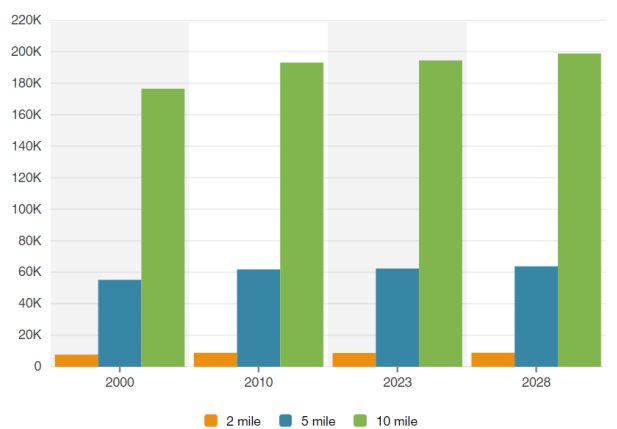
PROPERTY DEMOGRAPHICS

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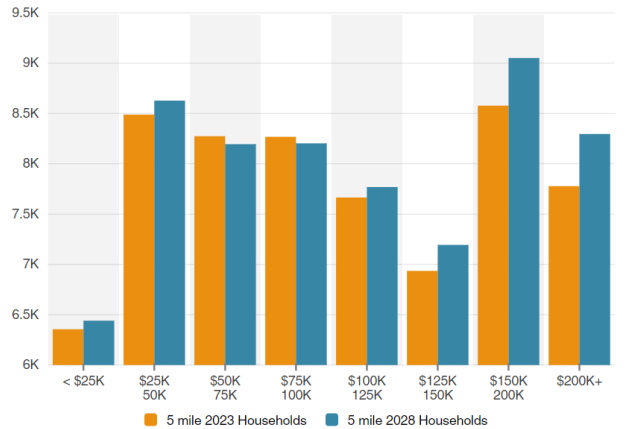
Population



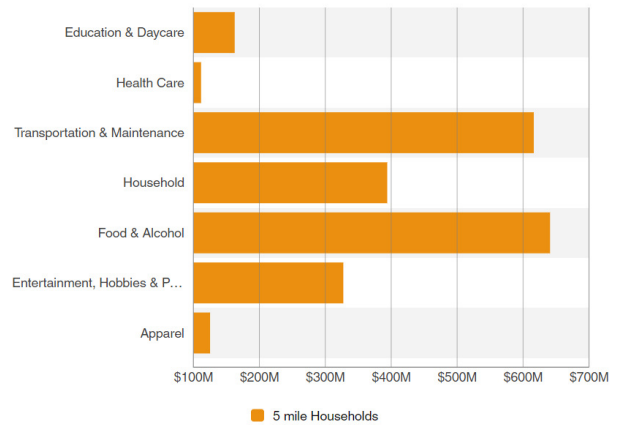
Households



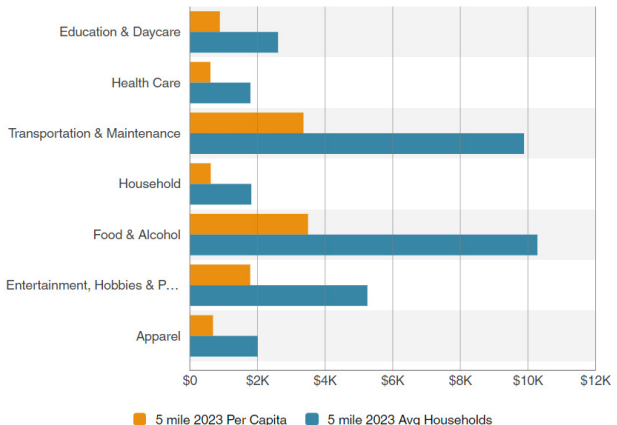
Household Income



Consumer Spending



Per Capita & Avg Household Spending



Demographic Snapshot: 5 Mile Radius

Median Household Income	\$99,349.00
Median Home Value	\$364,743.00
Population	183,385
Households	61.807
Consumer Spending	2.4 Billion

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Professional Background

Michael G. Murphy is the President of Douglas Elliman Real Estate's Commercial Division, a leading full-service commercial brokerage firm. In addition to his role overseeing the day-to-day operations of the multibillion-dollar Commercial office, Michael also sits on the Senior Executive Advisory Board at Elliman, one of the leading real estate firms in the world. In his innumerable roles Michael is responsible for strategic planning and the company's day-to-day commercial operations that involve overseeing more than 100 offices spanning across the five boroughs. He plays a pivotal role in the recruitment of top talent, business development, and integrating the company's real estate brokerage activities with project management and facilities management.

A trendsetter in the world of real estate, Murphy is responsible for the inception of a full-service commercial real estate division at Douglas Elliman. In 2003, it was Michael who shaped the idea of a commercial unit to take advantage of the referrals that were filtering out of the company's residential offices. Since its commencement, Michael has developed an exceptional referral base of loyal clients, completing more than a billion dollars in real estate transactions which include Hotels, Shopping centers, Triple Net opportunities, Land deals, several noteworthy office/ industrial leases and retail developments with national chains. Having represented some of the most recognized names in the Real Estate and Business arena, Michael brings a depth of knowledge to the Commercial Division that is second to none.

A self-starter, creative problem solver and an expert negotiator, Murphy has proven to be a trailblazer and is an iconic figure in the business industry. Prior to joining Douglas Elliman, he was a managing principal at Global Commercial Realty. He also co-owned and operated the "Dublin" Group, a chain of successful restaurant/bars throughout the Long Island area including Dublin Down, Dublin Over, Dublin Deck, Planet Dublin, Murphy's Law, Venue 56, as well as his newest venture in the hospitality, Industry Prato 850, A Gastro Pub, and hot spot in Commack.

In 2007 Michael was a recipient of Long Islands Prestigious 40 under 40 award, which is given to outstanding members of the business community who are under the age of 40. For well over a decade Michael has consistently been honored with numerous TOP Broker awards such as the Pinnacle Award, Platinum award and has consecutively been presented with the Award for # 1 Commercial Broker for GCI and Transactions within the Elliman network. Michael was also the Recipient of the CoStar Power Broker Award in 2016, 2017, 2018 and 2019, 2021 and was honored as Long Island Business News Top Commercial Broker for 2017.

Michael has an extensive academic background receiving his MBA in International Business from Franklin College, in Lugano Switzerland where he was selected from an elite group of scholars to participate in a one year accelerated program after first receiving his B.A. from CW Post Long Island University, where he played football on scholarship.

His professional affiliations include Commercial Industry Brokers Society of Long Island (CIBS), International Council of Shopping Centers (ICSC), Long Island Commercial Network (LICN) and LIBI. He participates in several philanthropic activities donating both time and financial aid to various charities including the Sunshine Kids, American Heart Association, Toys for Tots, St. Jude, All Inclusive Lacrosse, the Philanthropy Network of NY, and more.

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We Are Commercial Real Estate

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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 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 information on our services please contact us today.