

# +/- 15,000 SF FORMER AUTO SHOWROOM

2599 New York 112 | Medford, New York 11763

**FOR LEASE (DIVISIBLE TO 6,000 SF)**



Commercial



# +/- 15,000 SF SHOWROOM FOR LEASE



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<b>Available SF:</b>	15,000 SF (Divisible to 6,000 SF)	<b>Parking:</b>	+/- 50 Cars
<b>Lease Price:</b>	\$30.00 SF NNN	<b>Traffic Counts</b>	31,000 Vehicles per day

For more information and to arrange a showing, contact Exclusive Listing Team

## Property Overview

Auto Showroom for Lease – Prime Route 112 Exposure in Medford, NY

This high-visibility commercial property features a ±15,000 SF former auto showroom strategically positioned along heavily trafficked Route 112 in the heart of Medford, NY. With massive frontage and exposure to over 31,000 vehicles per day, the site offers exceptional visibility and access in a prime Suffolk County location.

Conveniently located just one minute from the Long Island Expressway and nestled between the LIE and Sunrise Highway, the property is surrounded by national retailers and major commercial anchors. It also sits just minutes from the vibrant Patchogue Village, offering access to dining, entertainment, and waterfront amenities.

Ideal for automotive, showroom, or any retail use, this flexible space presents a compelling opportunity for businesses seeking a prominent presence in a thriving commercial corridor.

Exclusively represented by:

**Michael G. Murphy**

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

**Dennis Gandley**

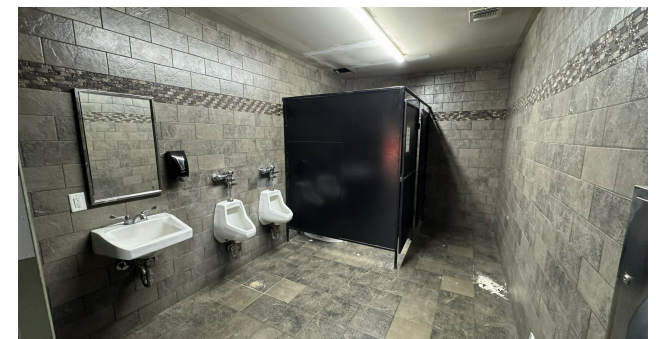
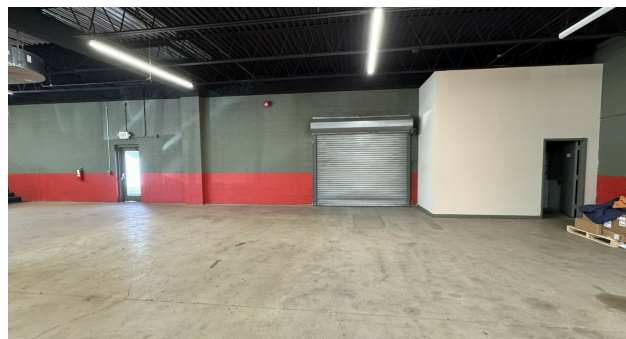
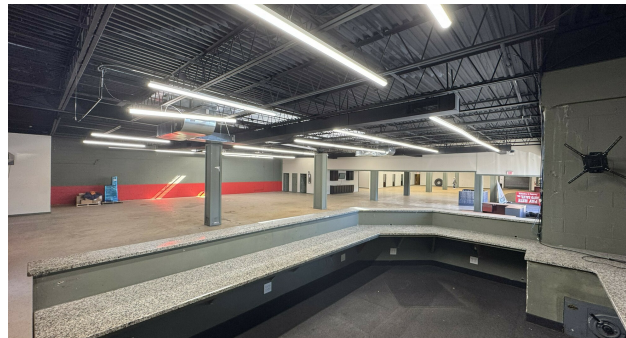
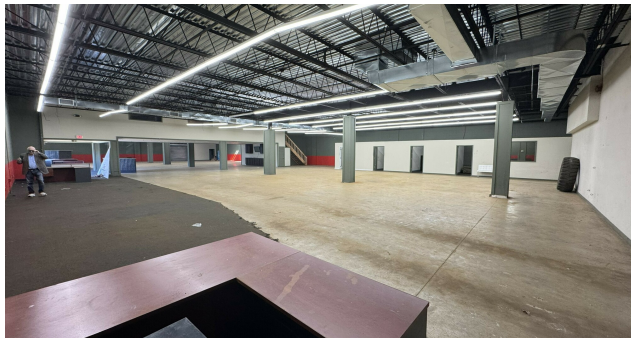
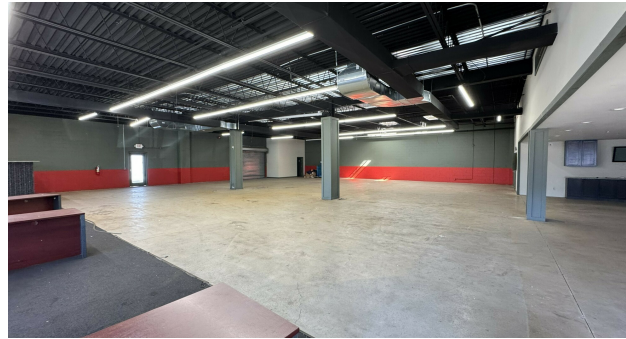
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**Louis Fisher**

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# ADDITIONAL PHOTOS

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# AERIAL VIEW OF PROPERTY

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# RETAIL MAP

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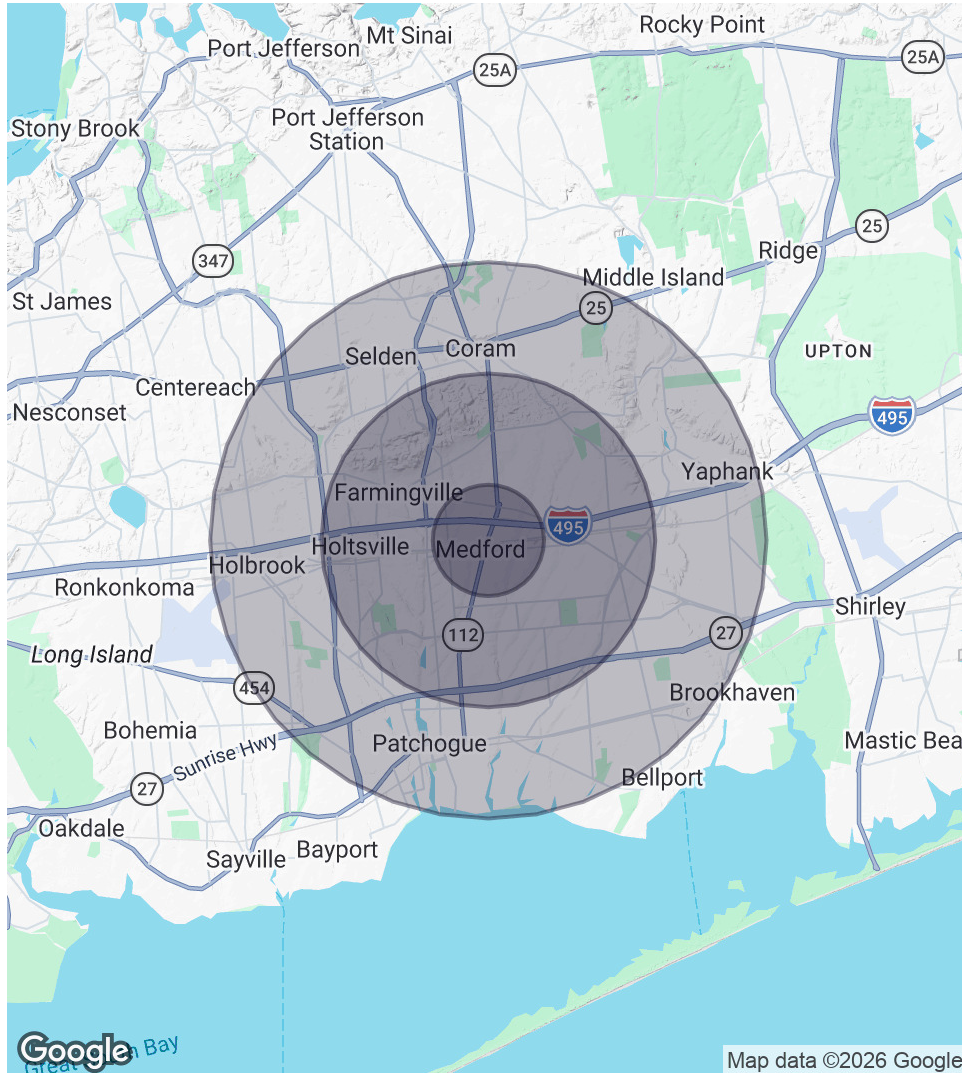
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# DEMOGRAPHICS MAP & REPORT

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## 1 Mile Radius

**Population**  
5,753  
**Households**  
1,832  
**Average HH Income**  
\$129,068

## 3 Miles Radius

**Population**  
67,438  
**Households**  
23,193  
**Average HH Income**  
\$147,615

## 5 Miles Radius

**Population**  
195,634  
**Households**  
69,144  
**Average HH Income**  
\$145,590

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## **We Are Commercial Real Estate**

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