

# BRAND NEW MEDICAL/PROFESSIONAL OFFICE SPACE

643 Old Medford Avenue Medford, NY 11763 | UP TO 2,800 SF AVAILABLE

**FOR LEASE**



Commercial



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# EXECUTIVE SUMMARY

643 Old Medford Avenue Medford, NY 11763 | PROFESSIONAL/MEDICAL OFFICE

<b>Building Size:</b>	2,800 SF	<b>Lot Size:</b>	0.51 Acres
<b>Available Units:</b>	(2) 1,400 SF	<b>Lease Rate per Unit:</b>	\$4,000 SF/yr (NNN)

- *NNN lease options at \$4,000/month per 1,400 SF unit or \$7,000/month for the full 2,800 SF. For full details or more information contact Michael Murphy*

## Property Overview

Brand-New 2,800 SF Professional / Medical Office Space for Lease. An exceptional opportunity to lease newly constructed professional or medical office space on a 0.51-acre site along heavily traveled Route 112 (Medford Ave) in Patchogue. This highly visible location offers over 100 feet of frontage, strong traffic counts, and immediate access to major roadways and Patchogue Village.

The building features two 1,400 SF units or the option to lease the entire 2,800 SF. The space is still in a condition that allows customization to suit your specific layout, workflow, and operational needs—ideal for medical, dental, or professional office users seeking modern, flexible space in a prime corridor.

## Property Highlights

- Brand-new 2,800 SF professional/medical office space with flexible two-unit or full-building layout
- Still time to customize the interior to meet your exact operational needs
- Prime visibility on Route 112 with over 100 feet of frontage and strong traffic counts
- NNN lease options at \$4,000/month per 1,400 SF unit or \$7,000/month for the full 2,800 SF

*Exclusively represented by:*

**Michael G. Murphy**

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

# ADDITIONAL PHOTOS

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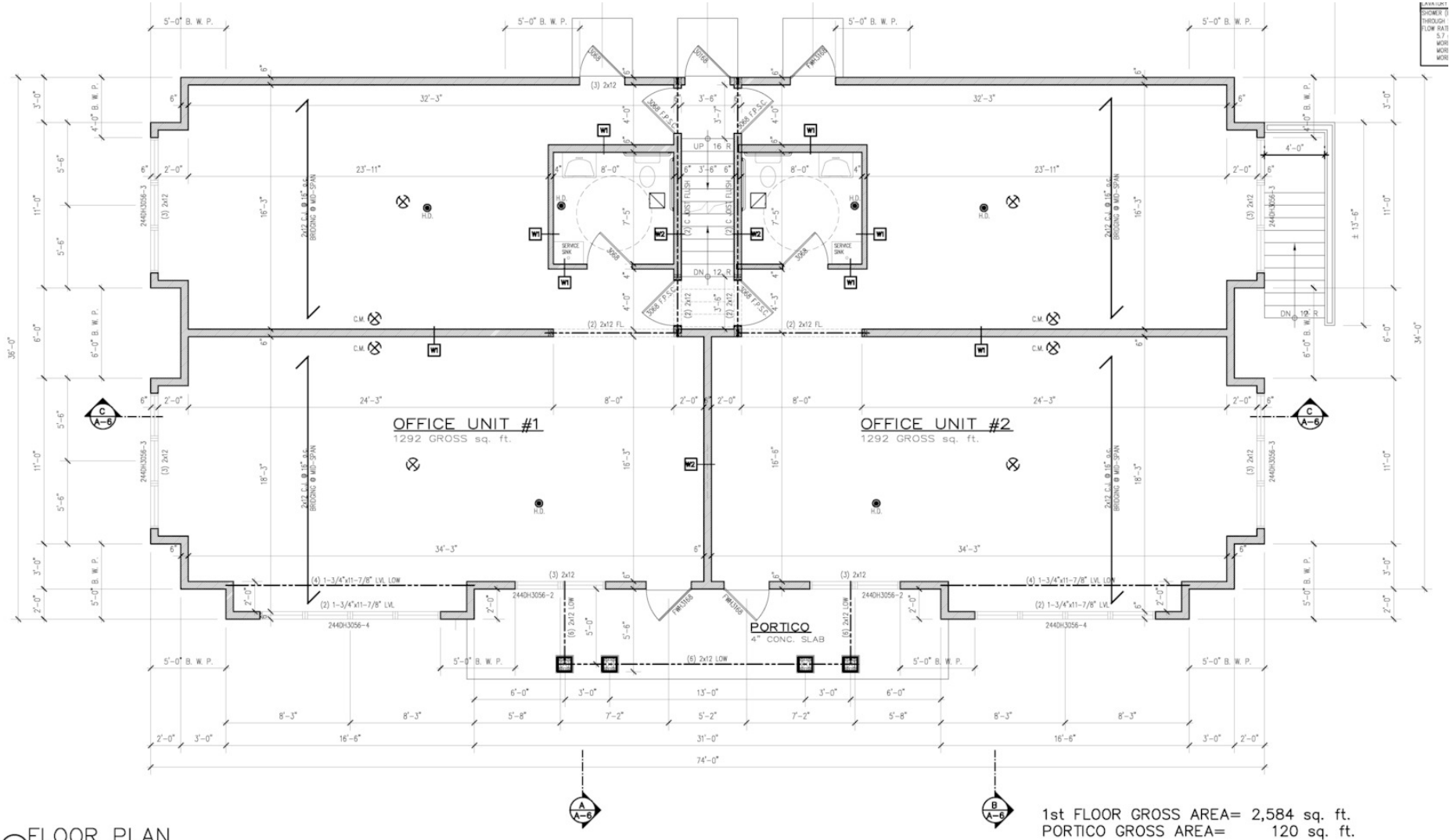
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# FLOOR PLAN

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FLOOR PLAN

1st FLOOR GROSS AREA= 2,584 sq. ft.  
 PORTICO GROSS AREA= 120 sq. ft.

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# RETAILER MAP

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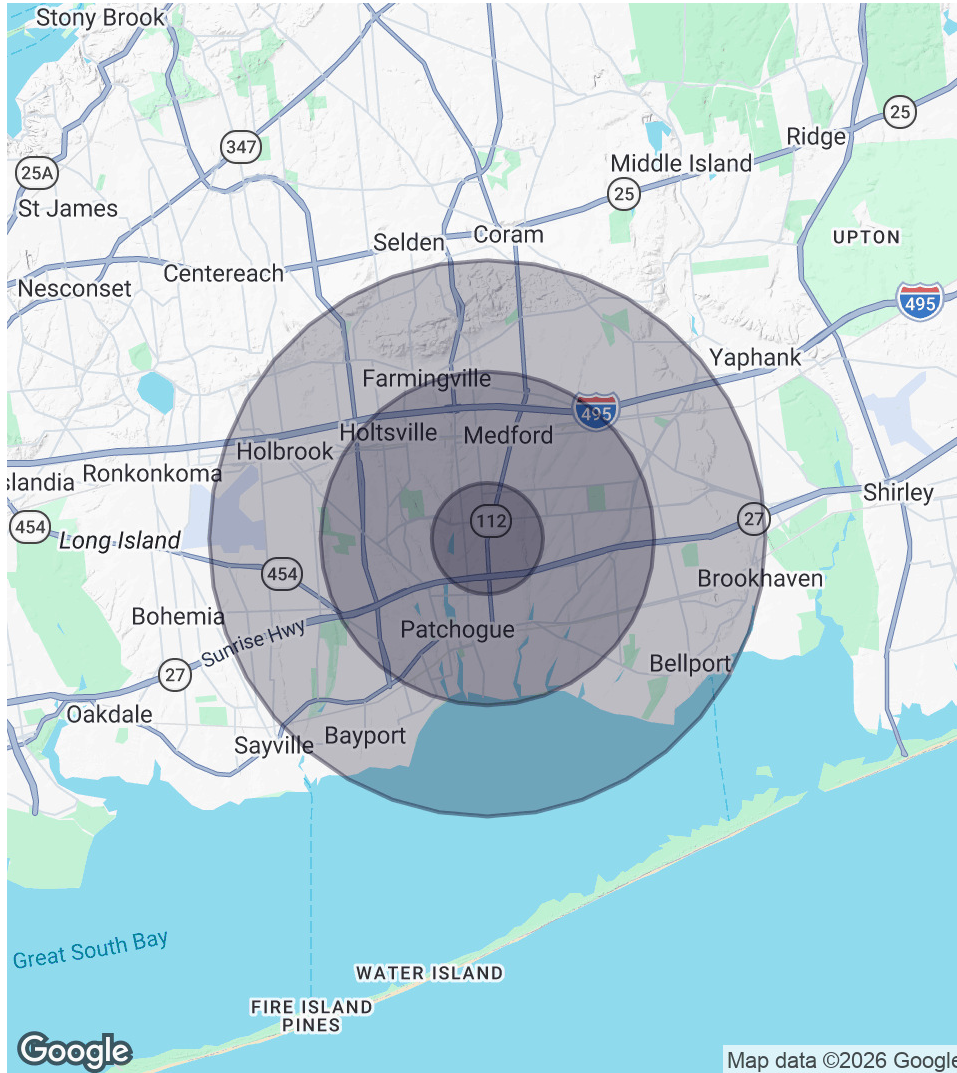
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# DEMOGRAPHICS MAP & REPORT

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## 1 Mile Radius

**Population**  
2,431  
**Households**  
778  
**Average HH Income**  
\$134,244

## 3 Miles Radius

**Population**  
10,393  
**Households**  
3,204  
**Average HH Income**  
\$116,914

## 5 Miles Radius

**Population**  
23,411  
**Households**  
7,994  
**Average HH Income**  
\$110,688

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## We Are Commercial Real Estate

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