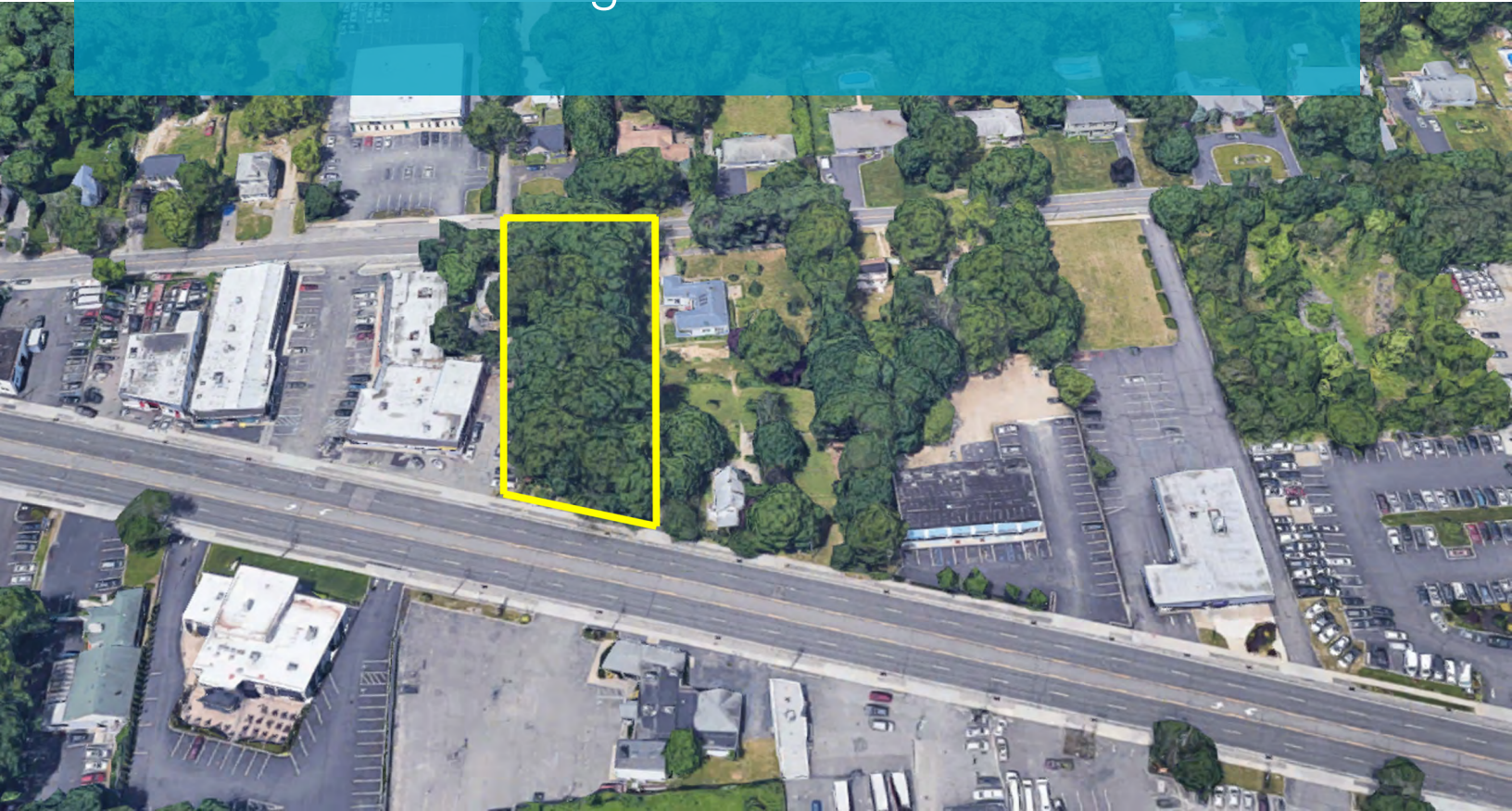


0.51 Acre Development Site For Sale or Lease
643 Old Medford Road, Medford NY 11763
100 Feet of Frontage on Route 112



For More Information:



Michael G. Murphy

President | Commercial Division
Douglas Elliman Commercial - Long Island
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0.51 Acre Development Opportunity

643 Old Medford Road Medford, NY 11763



Offering Summary	
Sale Price:	\$749,000.00
Lease Rate:	\$100,000.00 SF/yr (NNN)
Lot Size:	0.51 Acres
Approved Bldg. Size:	2,500 SF
Frontage:	100 Feet
Zoned:	Medical Approved

Property Overview

Excellent Opportunity to Buy or Lease 0.51 Acre Site with approved plans for a 2,500 SF Medical Office Building. Strategically located on heavily traveled Route 112 (Medford Ave) in Patchogue. Surrounded by local and national retailers. Minutes to Patchogue Village, with easy access to major thoroughfares. Over 100 feet of frontage at this highly visible location.

Property Highlights

- Over 100 Feet of Frontage
- Traffic Counts exceed 20K cars per day
- Surrounded By National & Local Retailers
- Approved for 2,500 SF Medical Office Building

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National & Local Retailer Map

643 Old Medford Road Medford, NY 11763



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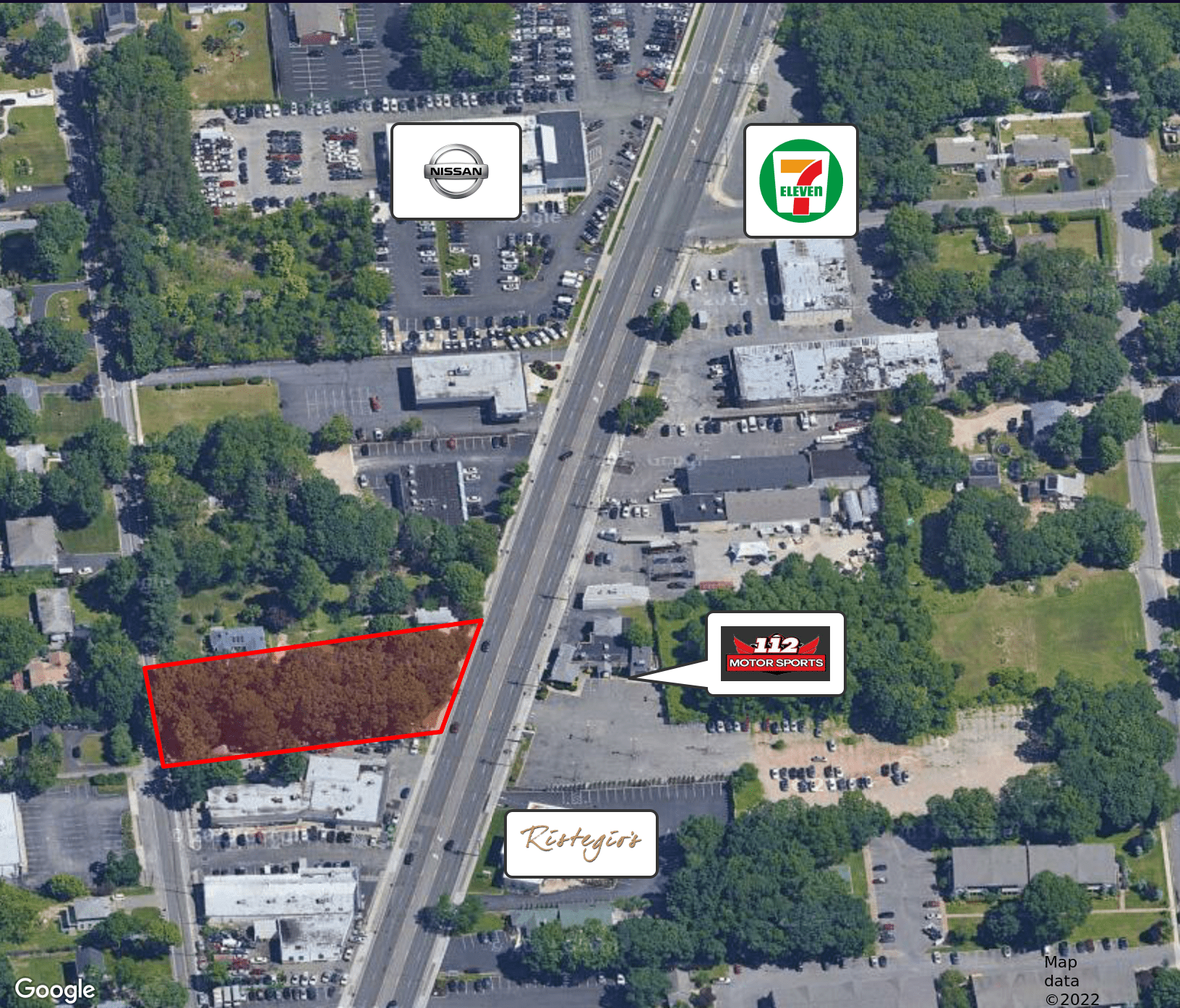
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Aerial View of Property

643 Old Medford Avenue Medford, NY 11763



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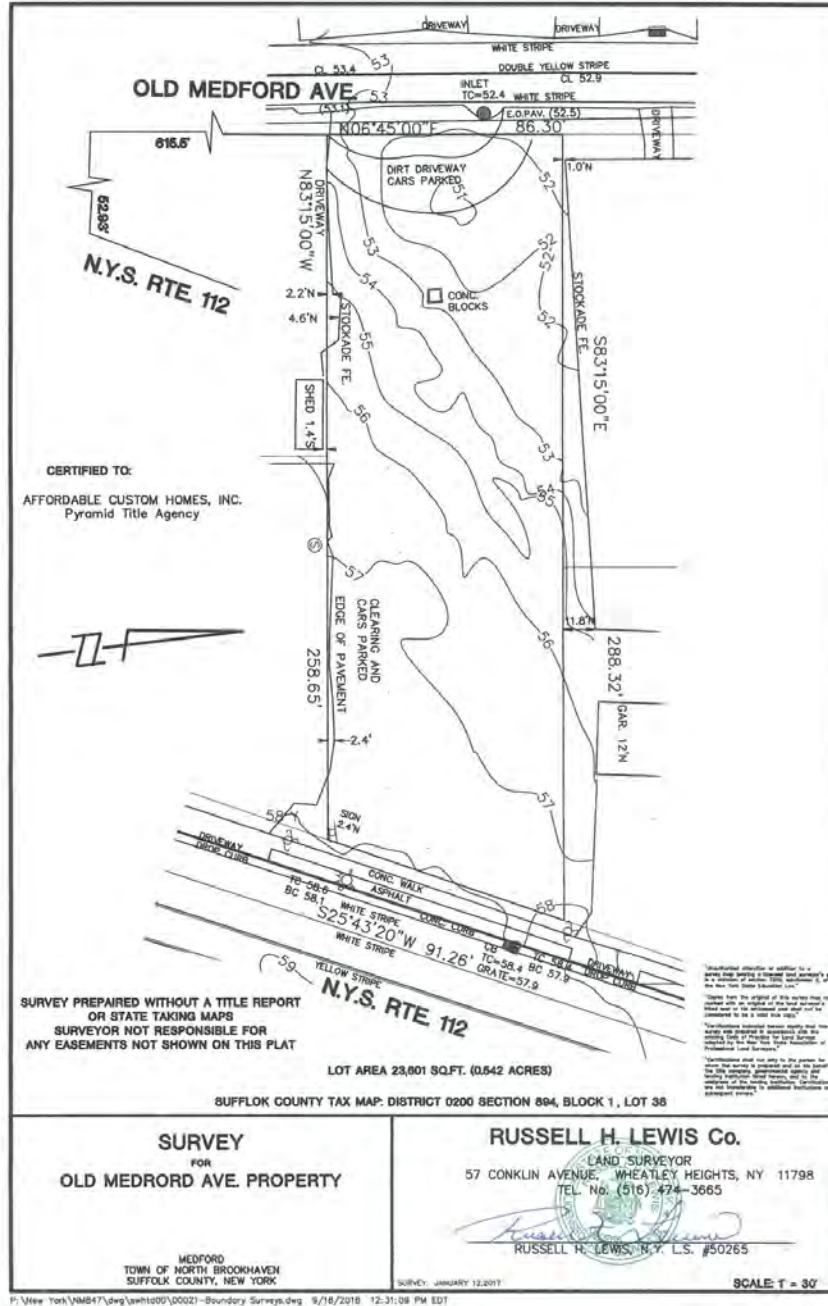
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Property Survey

643 Old Medford Road Medford, NY 11763



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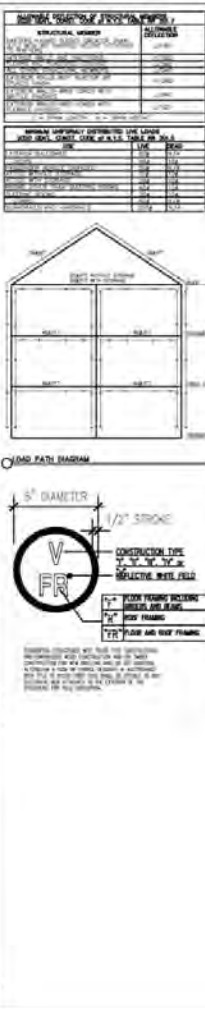
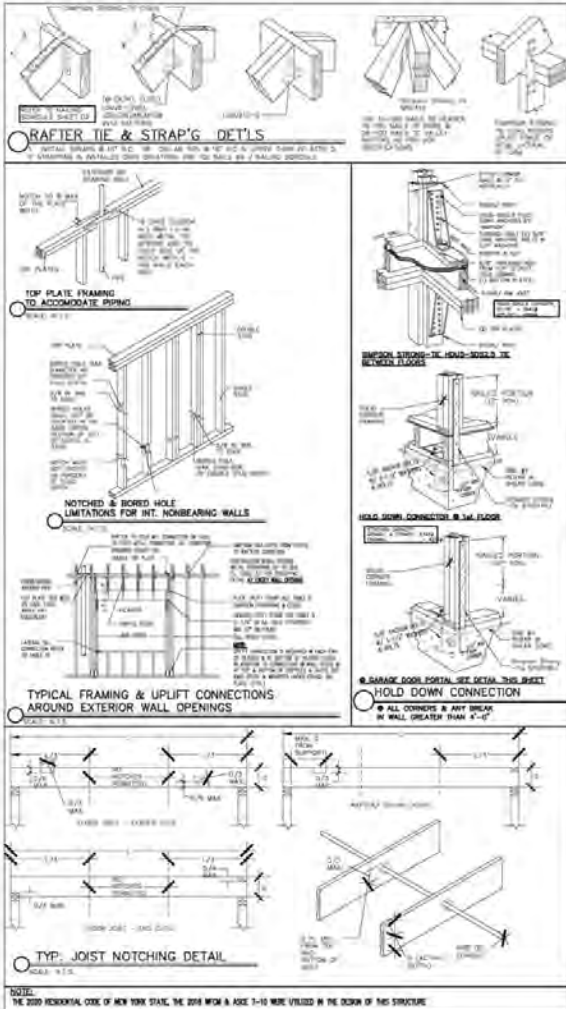


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Proposed Plans Approved 2,500 SF Medical

643 Old Medford Avenue Medford, NY 11763



CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA
SITE: 643 OLD MEDFORD AVENUE, MEDFORD, NY 11763

PARAMETER	UNIT	VALUE	REFERENCE
ELEVATION	FEET	147.00	AS BUILT
CLIMATE		H1 (HOT-HUMID)	AS BUILT
WIND	MPH (3 SECONDS)	150	AS BUILT
ICE	IN (100 YEARS)	0.5	AS BUILT
SEISMIC		0.25 (SSS)	AS BUILT
SOLAR	BTU/HR-FT ² -IN (100 YEARS)	1.5	AS BUILT

MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE
4000 PSI (28 DAYS)

MINIMUM SPECIFIED TENSILE STRENGTH OF STEEL
50 KSI (ASTM A36)

CLIMATIC ZONE IS 4

INTERIOR AND EXTERIOR WIND DESIGN PRESSURE FOR WINDOWS/DOORS

WIND DIRECTION	WIND SPEED (MPH)	WIND PRESSURE (PSF)
PERPENDICULAR TO WALL	150	15.0
PARALLEL TO WALL	150	15.0

TABLE M507.3.1(1) CONTINUOUS WHOLE HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS

ROOM TYPE	MINIMUM AIRFLOW RATE (CFM)
BEDROOM	7.5
BATH	7.5
KITCHEN	7.5
LIVING/DINING	7.5
HALL	7.5
STAIR	7.5
REAR PORCH	7.5
SCREENED PORCH	7.5
UNFINISHED ATTIC	7.5
UNFINISHED CRAWLSPACE	7.5
UNFINISHED GARAGE	7.5
UNFINISHED PORCH	7.5
UNFINISHED SUNROOM	7.5
UNFINISHED TERRACE	7.5
UNFINISHED WALKWAY	7.5
UNFINISHED YARD	7.5

TABLE M507.3.2(1) INTERMITTENT WHOLE HOUSE MECHANICAL VENTILATION RATE FACTORS

ROOM TYPE	MINIMUM AIRFLOW RATE (CFM)
BEDROOM	7.5
BATH	7.5
KITCHEN	7.5
LIVING/DINING	7.5
HALL	7.5
STAIR	7.5
REAR PORCH	7.5
SCREENED PORCH	7.5
UNFINISHED ATTIC	7.5
UNFINISHED CRAWLSPACE	7.5
UNFINISHED GARAGE	7.5
UNFINISHED PORCH	7.5
UNFINISHED SUNROOM	7.5
UNFINISHED TERRACE	7.5
UNFINISHED WALKWAY	7.5
UNFINISHED YARD	7.5

ANCHOR BOLT REQUIREMENTS
ANCHOR BOLTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

ANCHOR BOLT TABLE
SILL OR BOTTOM PLATE TO FOUNDATION CONNECTIONS (ANCHOR BOLTS)
FOR EXPOSURES B & C AND ALL WIND SPEEDS

ANCHOR BOLT DIAMETER (in)	MAXIMUM ANCHOR BOLT SPACING (in)
3/8"	MAXIMUM # O.C.

JOSEPH P. CADOPPO
ARCHITECT
PLANNING DESIGN CONSTRUCTION MANAGEMENT

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FAIRBURNVILLE, N.Y. 11738-1800
PHONE LINE: (631) 379-2797
EMAIL: jpcarchitects@gmail.com

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ISSUE / REVISION

No.	DATE	DESCRIPTION
1/13/20		FOR INFORMATION ONLY - NOT FOR CONSTRUCTION

PROJECT:
PROPOSED OFFICE BUILDING

443 OLD MEDFORD AVENUE
MEDFORD, NY 11763
SUN 8: 588-8848-10-10-10-10

TITLE:
FRAMING CONNECTION DETAIL
FRAME DETAIL DETAIL
DESIGN CRITERIA SUMMARY
FRAME CONNECTION DETAIL
UNFINISHED LAMINAR LAMINAR

DATE: 7/3/21
SCALE: 1/4"=1'-0"
DWN BY: ME
CHECKED BY: J.P.C.

JOB No.: 17035

DRAWING No.: D1-3

For More Information:

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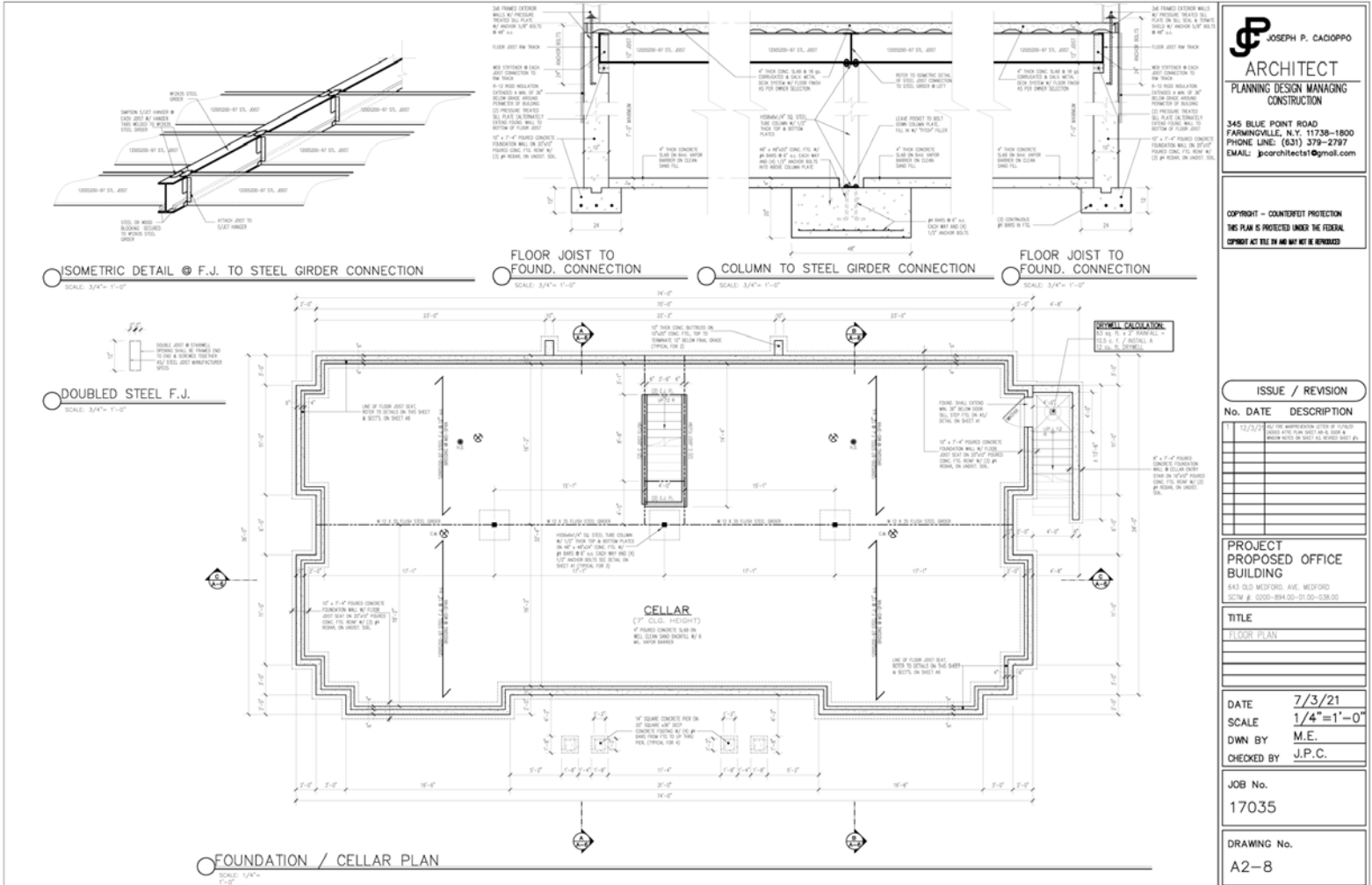
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Proposed Plans Approved 2,500 SF Medical

643 Old Medford Avenue Medford, NY 11763



For More Information:

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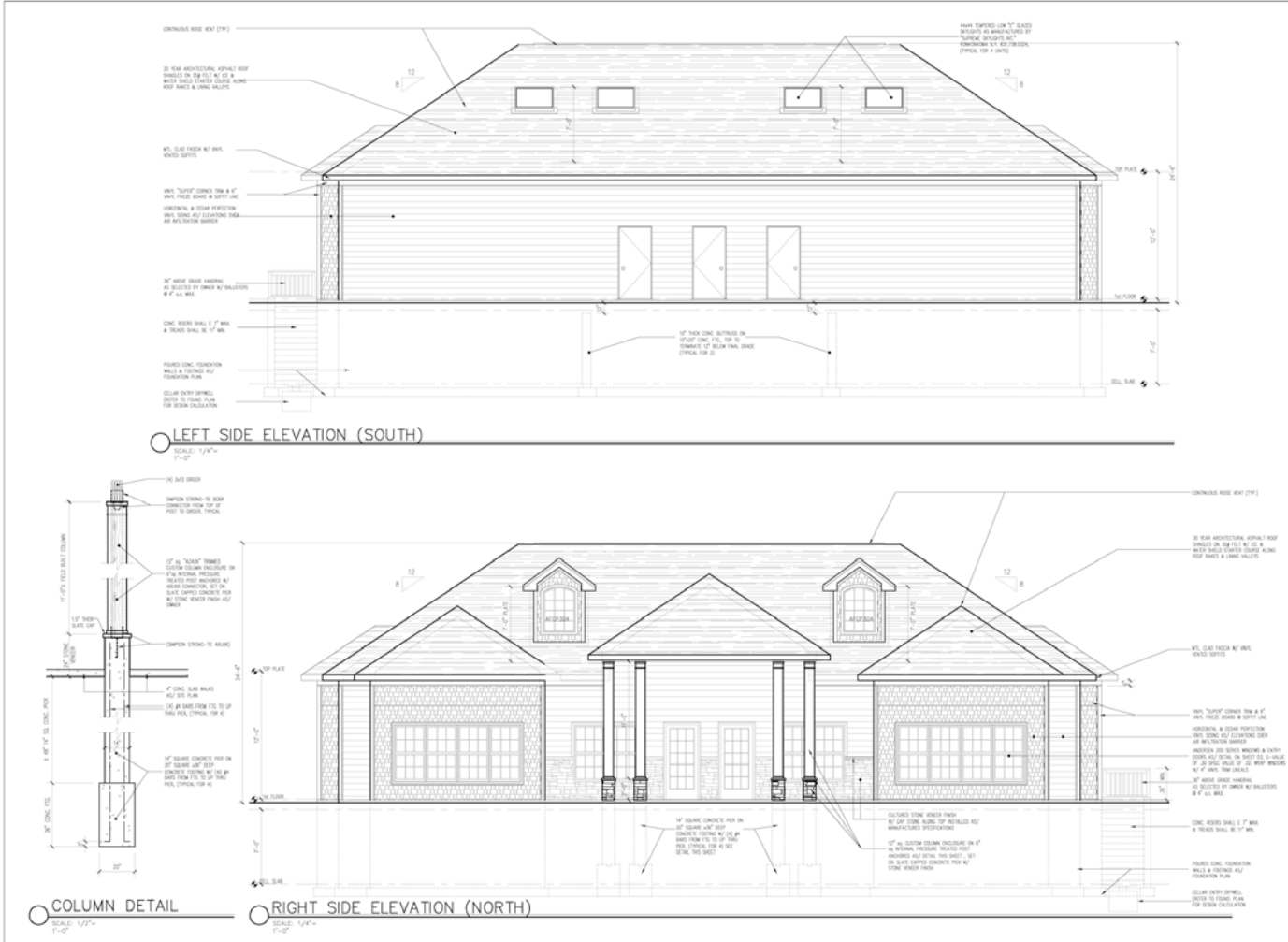
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Proposed Plans Approved 2,500 SF Medical

643 Old Medford Avenue Medford, NY 11763



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ISSUE / REVISION

No.	DATE	DESCRIPTION
1	12/3/21	FOR PER APPROXIMATION STUDY OF PROPOSED BUILDING FOR 2,500 SF MEDICAL BUILDING

PROJECT PROPOSED OFFICE BUILDING
643 OLD MEDFORD AVE. MEDFORD
SCH # 2020-084-05-01-00-01-00

TITLE
ELEVATIONS

DATE 7/3/21
SCALE 1/4" = 1'-0"
DWN BY M.E.
CHECKED BY J.P.C.

JOB No.
17035

DRAWING No.
A4-B

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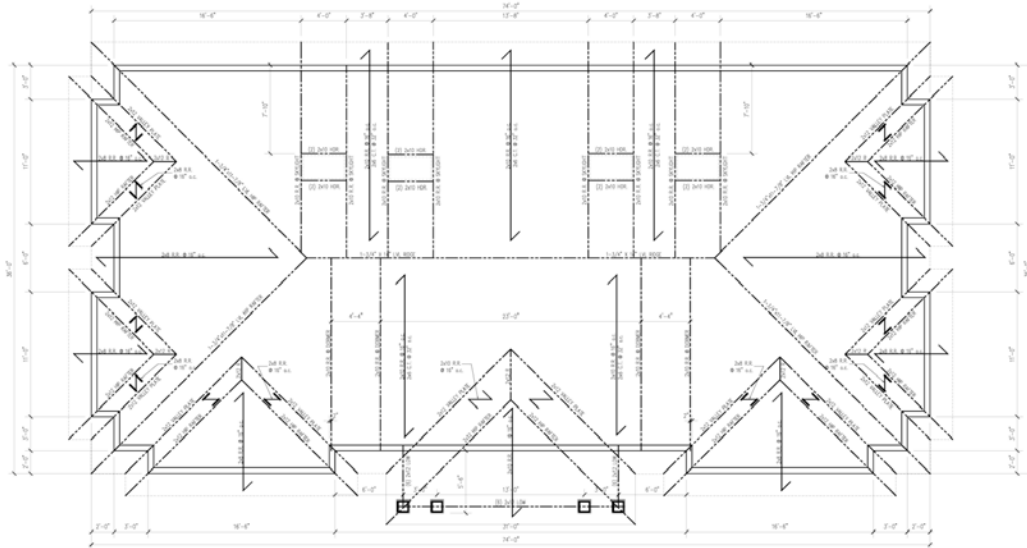
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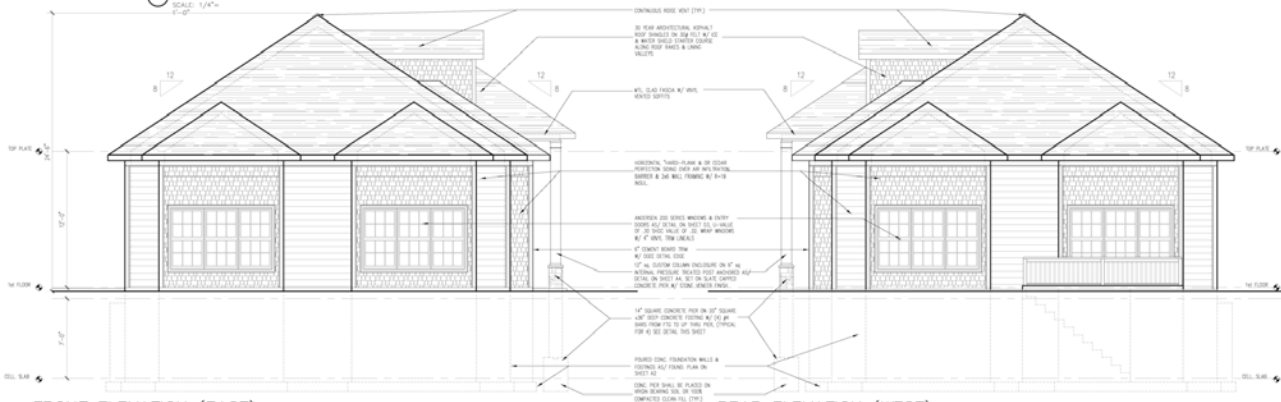


Proposed Plans Approved 2,500 SF Medical

643 Old Medford Avenue Medford, NY 11763



ROOF FRAMING PLAN



FRONT ELEVATION (EAST)

REAR ELEVATION (WEST)

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ISSUE / REVISION		
No.	DATE DESCRIPTION	
1	12/2/21	FOR THE APPROXIMATE COST OF CONSTRUCTION AND FOR THE BEST OF THE ARCHITECT'S KNOWLEDGE IN LIGHT OF THE BEST PRACTICES

PROJECT
PROPOSED OFFICE
BUILDING
 643 OLD MEDFORD AVE. MEDFORD
 NY 11763

TITLE
 SIDE ELEVATIONS
 ROOF FRAMING PLAN

DATE 7/3/21
SCALE 1/4"=1'-0"
DWN BY M.E.
CHECKED BY J.P.C.

JOB No.
 17035

DRAWING No.
 A5-8

For More Information:



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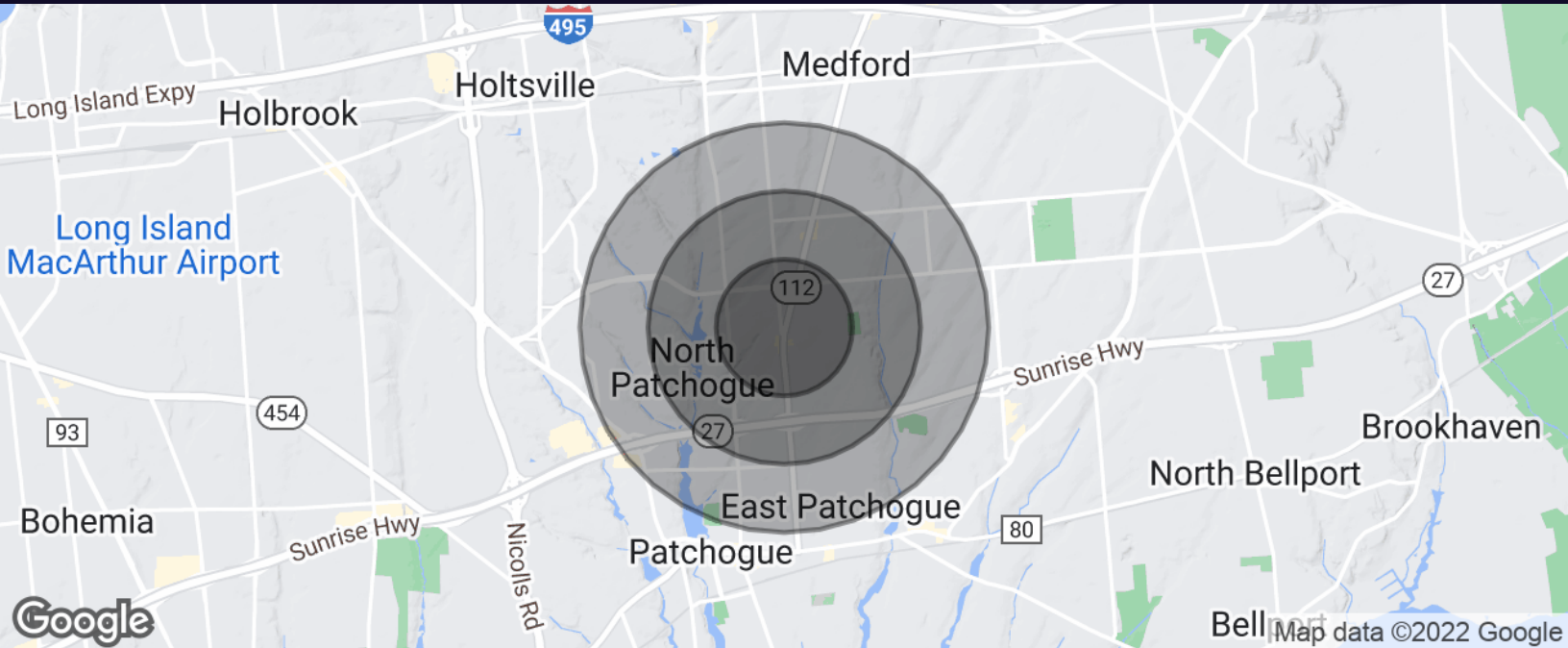
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Property Demographics

643 Old Medford Avenue Medford, NY 11763



Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	2,431	10,393	23,411
Average Age	36.6	36.8	39.2
Average Age (Male)	38.5	39.6	40.9
Average Age (Female)	38.0	36.3	38.3

Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	778	3,204	7,994
# of Persons per HH	3.1	3.2	2.9
Average HH Income	\$134,244	\$116,914	\$110,688
Average House Value	\$355,441	\$351,264	\$330,309

For More Information:



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643 Old Medford Avenue Medford, NY 117

Exclusive Listing Broker:



Michael G. Murphy

President | Commercial Division

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Professional Background

Michael G. Murphy is the President & Head of Operations 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 involves 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 in excess of 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 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 and more.

For More Information:

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WE ARE COMMERCIAL REAL ESTATE

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 of 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 other 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 More Information:



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