



## **GAS STATION SPACE**

# **EAST PATCHOGUE, NY**

**240 ROUTE 112**

### **SIZE**

0.34 Acre Lot

### **ASKING RENT**

Upon Request

### **SALE PRICE**

Upon Request

### **TAXES**

\$34,000

### **NEIGHBORS**

Mavis Discount Tire, Aboff's Paints, Burger King, T-Mobile, ShopRite, Party City, Chuck E. Cheese's, Mattress Firm, Sleep Center, Hertz, Taco Bell, Safelite AutoGlass, Papa John's Pizza, Lemon Tree, Enterprise Rent-A-Car, Baron Honda, Burlington, Domino's Pizza, Bethpage Federal Credit Union

### **COMMENTS**

Located on heavily trafficked Medford Avenue (Route 112) with over 25,000 VPD

Dedicated traffic light

Strong local demographics

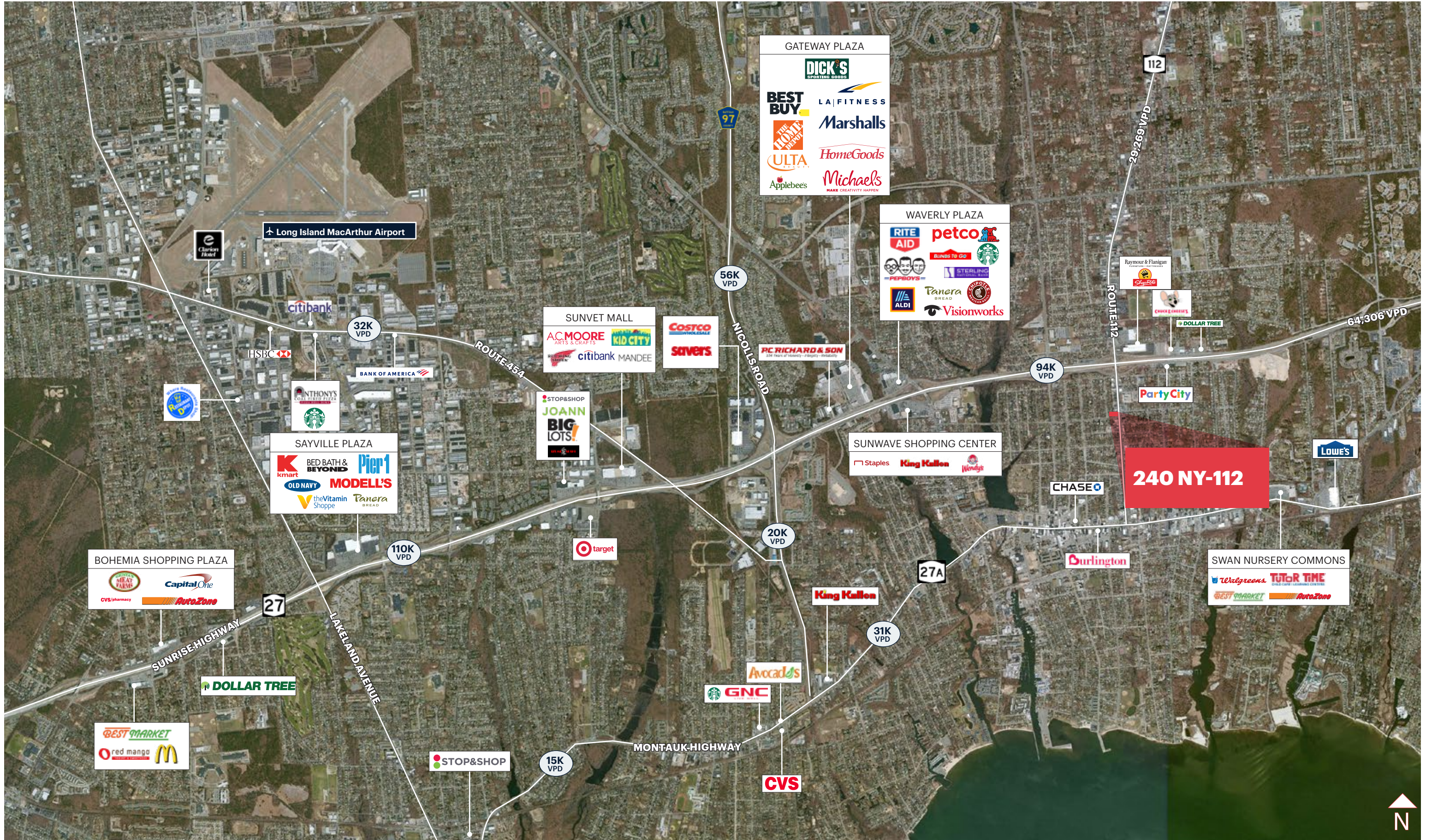
## **CONTACT EXCLUSIVE AGENT**

### **GREG BATISTA**

gbatista@ripcony.com

516.933.8880

# MARKET AERIAL

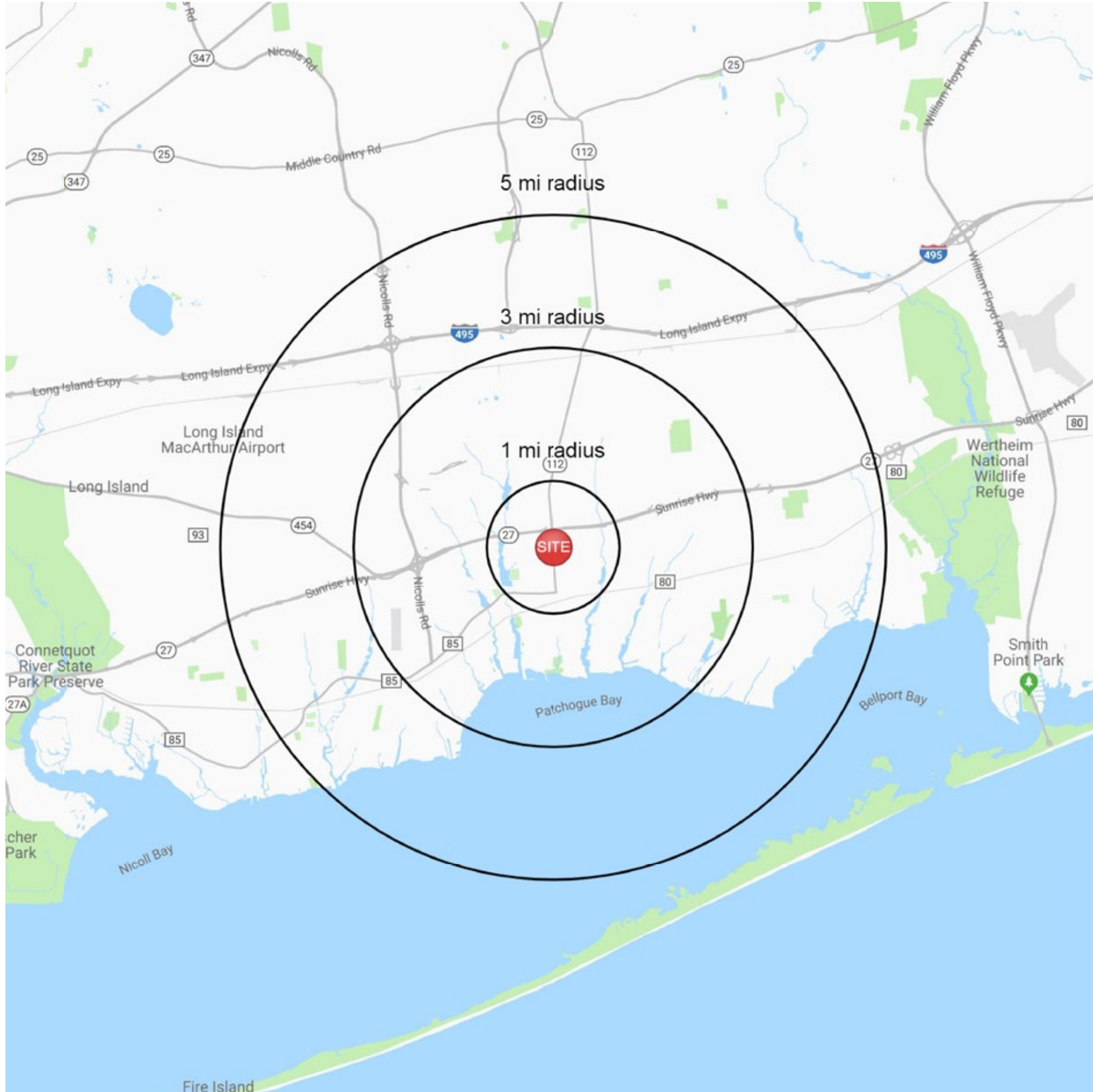


**AERIAL**





# AREA DEMOGRAPHICS



240 ROUTE 112 EAST PATCHOGUE, NEW YORK

## 1 MILE RADIUS

### POPULATION

12,462

### HOUSEHOLDS

4,484

### AVERAGE HOUSEHOLD INCOME

\$101,568

### MEDIAN HOUSEHOLD INCOME

\$81,426

### COLLEGE GRADUATES (Bachelor's +)

2,037 - 23.2%

### TOTAL BUSINESSES

1,135

### TOTAL EMPLOYEES

9,355

### DAYTIME POPULATION (w/ 16 yr +)

13,329

## 3 MILE RADIUS

### POPULATION

79,678

### HOUSEHOLDS

29,479

### AVERAGE HOUSEHOLD INCOME

\$110,349

### MEDIAN HOUSEHOLD INCOME

\$86,633

### COLLEGE GRADUATES (Bachelor's +)

16,591 - 29.4%

### TOTAL BUSINESSES

3,297

### TOTAL EMPLOYEES

29,602

### DAYTIME POPULATION (w/ 16 yr +)

53,990

## 5 MILE RADIUS

### POPULATION

160,838

### HOUSEHOLDS

57,962

### AVERAGE HOUSEHOLD INCOME

\$116,656

### MEDIAN HOUSEHOLD INCOME

\$92,928

### COLLEGE GRADUATES (Bachelor's +)

35,665 - 31.4%

### TOTAL BUSINESSES

7,900

### TOTAL EMPLOYEES

73,427

### DAYTIME POPULATION (w/ 16 yr +)

122,968

# AREA DEMOGRAPHICS

