New York-Newark-Jersey City, NY-NJ-PA

SUNSHINE SQUARE

40.806056, -72.954147
700 Patchogue Yaphank Rd. (Rt 10 | Medford, NY 11763

CENTER SIZE: 223,322 SF

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
👥	48,361	136,616	281,139
🏠	15,546	45,995	95,691
$	$93,699	$98,558	$99,286

Highly trafficked shopping center with a market-dominant Super Stop & Shop drawing an average of 25,000+ customers/week

Strong lineup of national retailers including Rite Aid, Planet Fitness, Family Dollar, Savers, Pet Supplies Plus & Verizon Wireless

Market-dominant grocery-anchored commercial space serves large trade area of 136,000+ with an average household income of $98,000 within a 5 mile radius

Easy access to Rte 101, I-495 and Sunrise Hwy

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BRIXMOR®

SUNSHINE SQUARE

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700 Patchogue Yaphank Rd. (Rt 10 | Medford, NY 11763

AVAILABLE SPACE

15	1,488 SF
19A	2,166 SF
31	10,121 SF

PAD OPPORTUNITIES

OTLA	2,955 SF

CURRENT RETAILERS

OTLB	Bridgestone/Firestone	6,600 SF
OTLC	Friendly's	3,742 SF
01	Ruby Tuesday	5,801 SF
02	Verizon Wireless	1,488 SF
03	Medford Foot Care	1,488 SF
04	Subway	1,488 SF
05	Pet Supplies Plus	7,330 SF
09	Best Bagels Around	1,463 SF
10	New York Wireless	1,463 SF
11/12	Cafe Gia Pizza & Pasta	3,615 SF
13	GameStop	2,139 SF
14	May Garden	1,488 SF
17	Family Dollar	8,865 SF
18	Medford Nails	1,488 SF
19	Sunset Beach Tanning	1,488 SF
20	Super Stop & Shop	65,114 SF
27A	I-Fix Screens	1,605 SF
27A2	Great Clips	1,110 SF
27B	Peapod	8,022 SF
28	Rite Aid	9,596 SF
29/30	Rainbow	8,508 SF
32	Chiropractor & Physical	1,933 SF
33	Liquor Store	2,976 SF
34	Sunshine Cleaners	1,440 SF
35	Sunshine Mall Laundromat	1,440 SF
37	Savers	29,016 SF
38	Planet Fitness	25,000 SF

Station Road

PYLON

PYLON

OTLA

Ruby Tuesday

PET SUPPLIES PLUS

GameStop

FAMILY DOLLAR

STOP&SHOP
65,114 sqft

27B

27A

RITE AID

Rainbow

27A2

28

29/30

31

10,121 sqft

Patchogue - Yaphank Road (Rte 101)

OTLC

Friendly's

PYLON

BRIDGESTONE

savers
29,016 sqft

Planet Fitness
25,000 sqft

N

1650 - 02.12.25

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