Sunshine Square

Suffolk County | New York-Newark-Jersey City, NY-NJ | 222,775 Sq Ft

700 Patchogue Yaphank Rd | Medford, NY 11763

40.8066, -72.9544

Demographics	1 Mile	3 Miles	5 Miles
Population	7,906	47,796	136,110
Daytime Pop.	7,225	48,193	134,498
Households	2,621	15,817	47,904
Income	$140,518	$143,791	$149,826

Source: Synergos Technologies, Inc. 2024

Anchored by Super Stop & Shop with national brands including Planet Fitness, Savers, and Friendly's, drawing an estimated 2.7M annual visits (Placer.ai 2025)

Planet Fitness ranks in the top 10% of most visited locations in New York state (Placer.ai 2025)

Located adjacent to several distribution centers, the trade area has a strong daytime population of 48,200+ within 3 miles

Located within 1.5 miles of both I-495/Long Island Expressway and NY 27/Sunrise Hwy, with access provided by Exits 65 & 66 on I-495 and Exits 55 & 56 on NY 27

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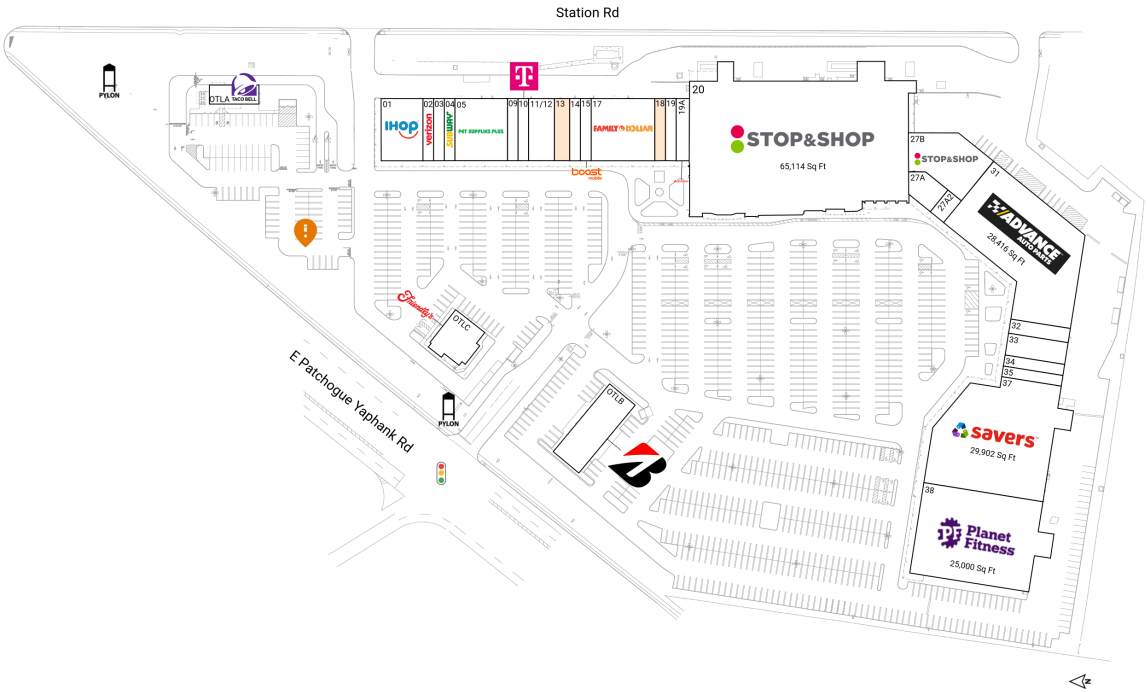

Available Spaces

13	2,139 Sq Ft	360°	OPO 1	0 Sq Ft
18	1,488 Sq Ft			

Current Tenants

Space size listed in square feet

01	IHOP	5,801
02	Verizon Wireless	1,488
03	Medford Foot Care	1,488
04	Subway	1,488
05	Pet Supplies Plus	7,330
09	Best Bagels Around	1,463
10	T-Mobile	1,463
11/12	Cafe Gia Pizza & Pasta	3,615
14	May Garden	1,488
15	Boost Mobile	1,488
17	Family Dollar	8,865
19	Sunset Beach Tanning	1,488
19A	State Farm	2,166
20	Super Stop & Shop	65,114
27A	I-Fix-Screens	1,605
27A2	Old Money Barber Shop	1,110
27B	Super Stop & Shop	8,022
31	Advance Auto Parts	28,416
32	Chiropractor & Physical	1,933
33	Sunshine Square Wine & Liquors	2,976
34	Sunshine Cleaners	1,440
35	Sunshine Mall Laundromat	1,440
37	Savers Thrift Stores	29,902
38	Planet Fitness	25,000
OTLA	Taco Bell	2,408
OTLB	Bridgestone	6,600
OTLC	Friendly's Ice Cream	3,742

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.
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