

Beechwood Medical Plaza



MEDICAL SPACE

LAKE GROVE, NY

**BEECHWOOD MEDICAL PLAZA -
CORNER OF MIDDLE COUNTRY RD
AND PARSNIP POND RD**

TRAFFIC COUNTS

44,000 VPD

HIGHLIGHTS

New State of the Art Medical Building

Up to 6,309 SF - Divisions as Needed

Lake Grove is considered the most regional trade area in Suffolk County

Located directly opposite the Smith Haven Mall. Now includes Stony Brook University Hospital

CONTACT EXCLUSIVE AGENTS

JASON SOBEL

jsobel@ripcony.com

516.933.8880

BRIAN SCHUSTER

bschuster@ripcony.com

516.933.8880

JULIANA CHIARELLI

jchiarelli@ripcony.com

516.933.8880

RIPCO
REAL ESTATE

1000 Woodbury Road
Suite 100
Woodbury, NY 11797
516.933.8880

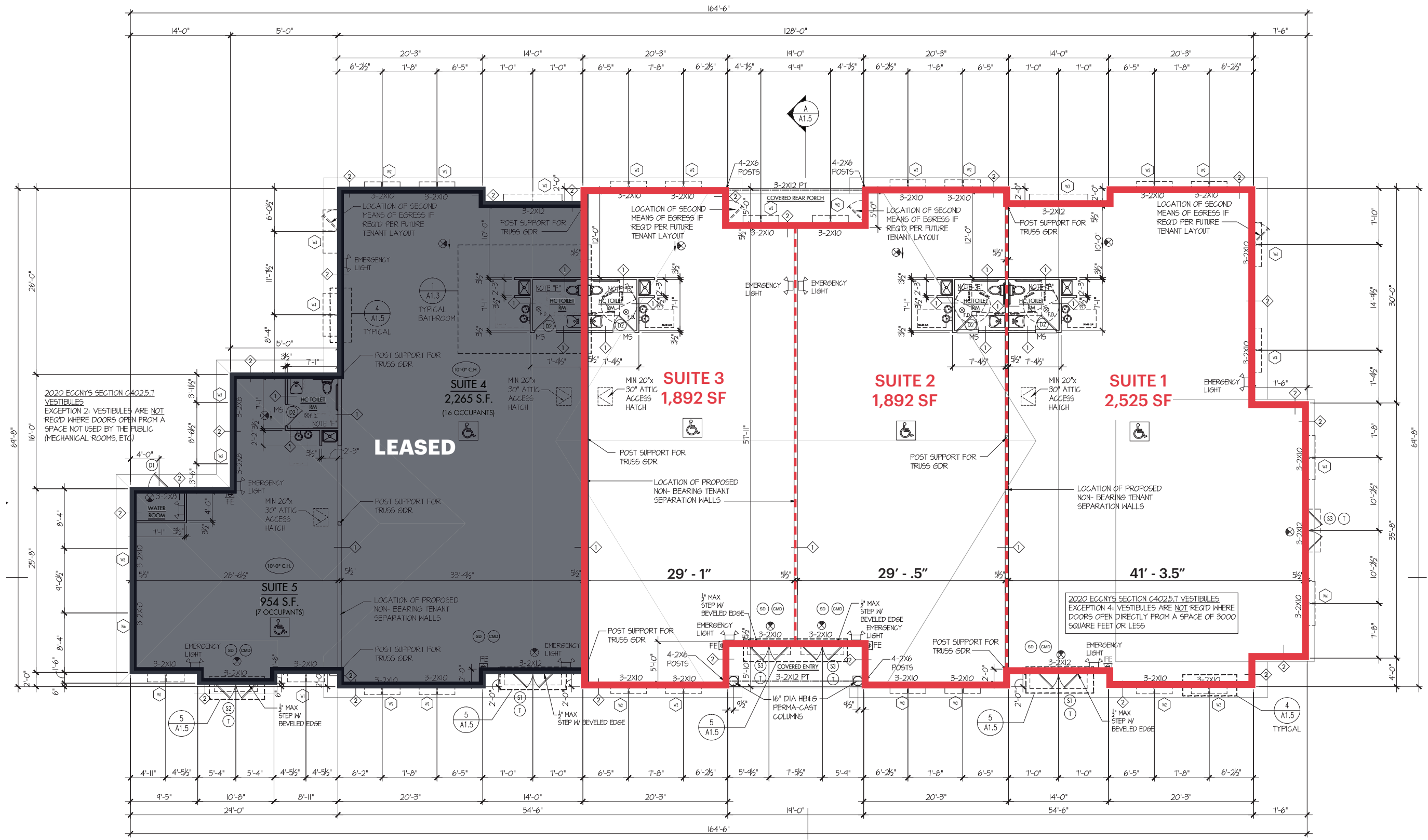
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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



BEECHWOOD
LUXURY BUILDERS. UNCOMMON PROPERTIES

PROPOSED DIVISION FLOOR PLAN



CAN BE COMBINED

MARKET AERIAL



AERIAL

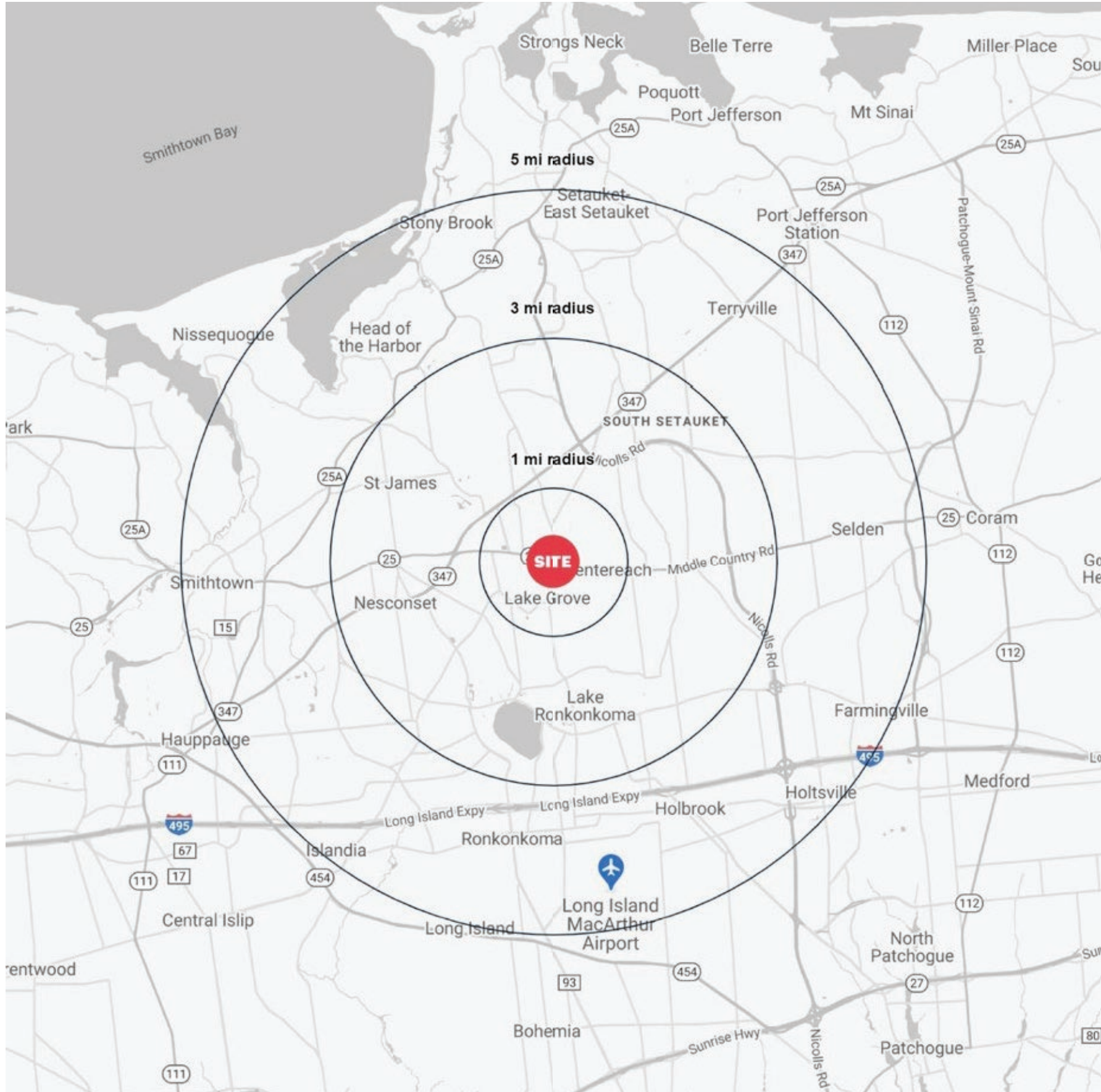


CORNER OF MIDDLE COUNTRY ROAD AND PARSNIP POND ROAD LAKE GROVE, NEW YORK

SITE PLAN



AREA DEMOGRAPHICS



CORNER OF MIDDLE COUNTRY ROAD AND PARSNIP POND ROAD LAKE GROVE, NEW YORK

1 MILE RADIUS

POPULATION

11,681

HOUSEHOLDS

4,063

AVERAGE HOUSEHOLD INCOME

\$141,937

MEDIAN HOUSEHOLD INCOME

\$117,735

COLLEGE GRADUATES (BACHELOR'S +)

3,179 - 38,4%

TOTAL BUSINESSES

501

TOTAL EMPLOYEES

4,041

DAYTIME POPULATION (W/ 16 YR +)

8,052

3 MILE RADIUS

POPULATION

95,801

HOUSEHOLDS

33,375

AVERAGE HOUSEHOLD INCOME

\$142,605

MEDIAN HOUSEHOLD INCOME

\$118,035

COLLEGE GRADUATES (BACHELOR'S +)

27,794 - 41.0%

TOTAL BUSINESSES

3,503

TOTAL EMPLOYEES

29,014

DAYTIME POPULATION (W/ 16 YR +)

61,625

5 MILE RADIUS

POPULATION

234,943

HOUSEHOLDS

78,488

AVERAGE HOUSEHOLD INCOME

\$141,693

MEDIAN HOUSEHOLD INCOME

\$118,664

COLLEGE GRADUATES (BACHELOR'S +)

64,599 - 40.0%

TOTAL BUSINESSES

9,561

TOTAL EMPLOYEES

87,661

DAYTIME POPULATION (W/ 16 YR +)

168,927

AREA DEMOGRAPHICS

