

Beechwood Medical Plaza



**NEWLY CONSTRUCTED STATE OF THE
ART MEDICAL BUILDING
FINAL SPACE REMAINING**

LAKE GROVE, NY
BEECHWOOD MEDICAL PLAZA
3070 MIDDLE COUNTRY ROAD

HIGHLIGHTS

1,892 SF

Prominent visibility in the heart of Suffolk County's most regional trade area

Directly opposite Smith Haven Mall & Stony Brook Medical Center

Less than 10 minutes from Stony Brook Hospital and Stony Brook University

Located 1/2 mile from the new Wegmans

CONTACT EXCLUSIVE AGENTS

JASON SOBEL

jsobel@ripcony.com

516.933.8880

BRIAN SCHUSTER

bschuster@ripcony.com

516.933.8880

RIPCO
REAL ESTATE

1000 Woodbury Road
Suite 100
Woodbury, NY 11797
516.933.8880

Please visit us at ripcony.com for more information

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

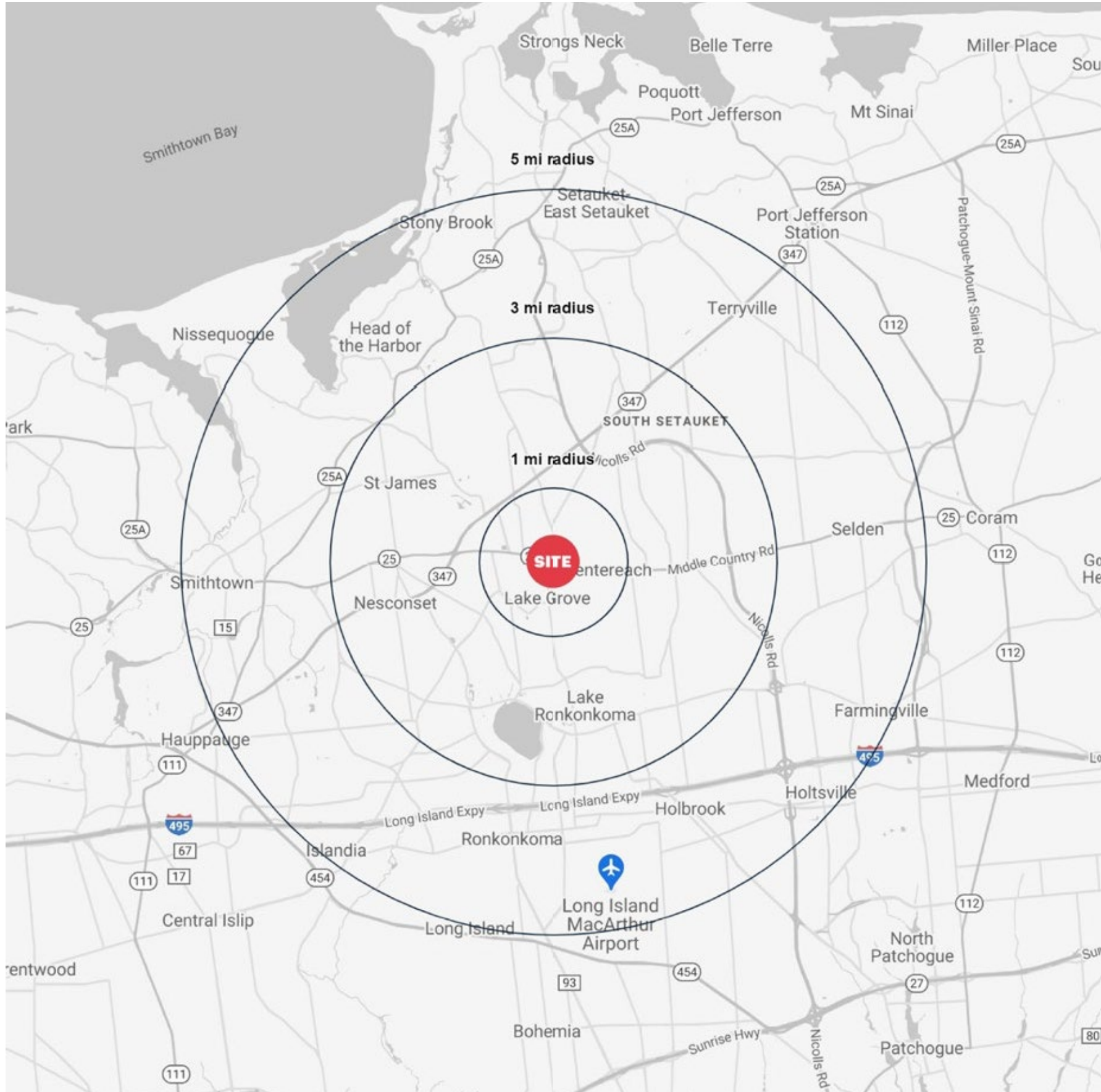
MARKET AERIAL



SITE PLAN



AREA DEMOGRAPHICS



3070 MIDDLE COUNTRY ROAD LAKE GROVE, NEW YORK

1 MILE RADIUS

POPULATION

11,673

HOUSEHOLDS

4,026

AVERAGE HOUSEHOLD INCOME

\$161,071

MEDIAN HOUSEHOLD INCOME

\$126,763

COLLEGE GRADUATES (BACHELOR'S +)

4,533 - 51.0%

TOTAL BUSINESSES

651

TOTAL EMPLOYEES

6,622

DAYTIME POPULATION (W/ 16 YR +)

12,728

3 MILE RADIUS

POPULATION

90,939

HOUSEHOLDS

31,670

AVERAGE HOUSEHOLD INCOME

\$164,522

MEDIAN HOUSEHOLD INCOME

\$134,411

COLLEGE GRADUATES (BACHELOR'S +)

29,900 - 44.0%

TOTAL BUSINESSES

3,424

TOTAL EMPLOYEES

30,517

DAYTIME POPULATION (W/ 16 YR +)

76,674

5 MILE RADIUS

POPULATION

227,890

HOUSEHOLDS

73,898

AVERAGE HOUSEHOLD INCOME

\$164,639

MEDIAN HOUSEHOLD INCOME

\$135,867

COLLEGE GRADUATES (BACHELOR'S +)

70,385 - 44.0%

TOTAL BUSINESSES

9,091

TOTAL EMPLOYEES

117,427

DAYTIME POPULATION (W/ 16 YR +)

234,762