

# EXCLUSIVE OFFERING

SELECT  
REAL EQUITY ADVISORS

## MEDICAL/PROFESSIONAL CAMPUS

## WAVERLY PLAZA OFFICE PARK



OUTLINE IS APPROXIMATE—SEE ENCLOSED SURVEY



LOCATION: 440 and 450 Waverly Avenue  
Patchogue, Suffolk County, NY

DESCRIPTION: ± 36,380 SF total in 9 free-standing one story medical/professional office buildings with 62% medical tenants (12 of 21 suites)

LOT SIZE: ± 5.125 acres

PARKING: ± 240 spaces

MUNICIPALITY: Town of Brookhaven

ZONING: J2 Business and L-1 Industrial

INCOME: \$949,171

EXPENSES: \$371,675

PROFORMA NOI: \$577,486

PRICE: \$7,800,000

CAP: 7.4 Proforma  
7.78 current at 100% leased

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,279	81,584	183,110
AVG HH INCOME	\$150,696	\$153,252	\$150,207

### HIGHLIGHTS

- Well Located Office Complex - Just ¼ mile north of Sunrise Highway with easy access to the Long Island Expressway, area airports and the Long Island Railroad.
- Attractive tenant mix of Medical and Professional offices
- Current Occupancy - 100%
- Ease of Management/Desirable Individual Unit Configuration - 21 individual tenant spaces have private entrances, private bathrooms, individual HVAC systems, convenient parking
- Delivered free and clear of existing debt

The information contained herein has been received by us from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness of the information and make no representations with respect thereto. The above is submitted subject to errors, prior sale, change in status or withdrawal without notice.

## EXECUTIVE SUMMARY - WAVERLY PLAZA

Waverly Plaza is comprised of nine single story buildings totaling ± 36,380 SF with 21 individual tenant spaces, in an attractive campus setting, with an excellent mix of long term medical and professional tenants.

The property is well positioned at 440 and 450 Waverly Avenue (north/south thoroughfare), just ¼ mile north of Sunrise Highway. There is very limited localized competition from other office buildings, which serves to support the strong historical occupancy history, as well as ensure future tenant retention.



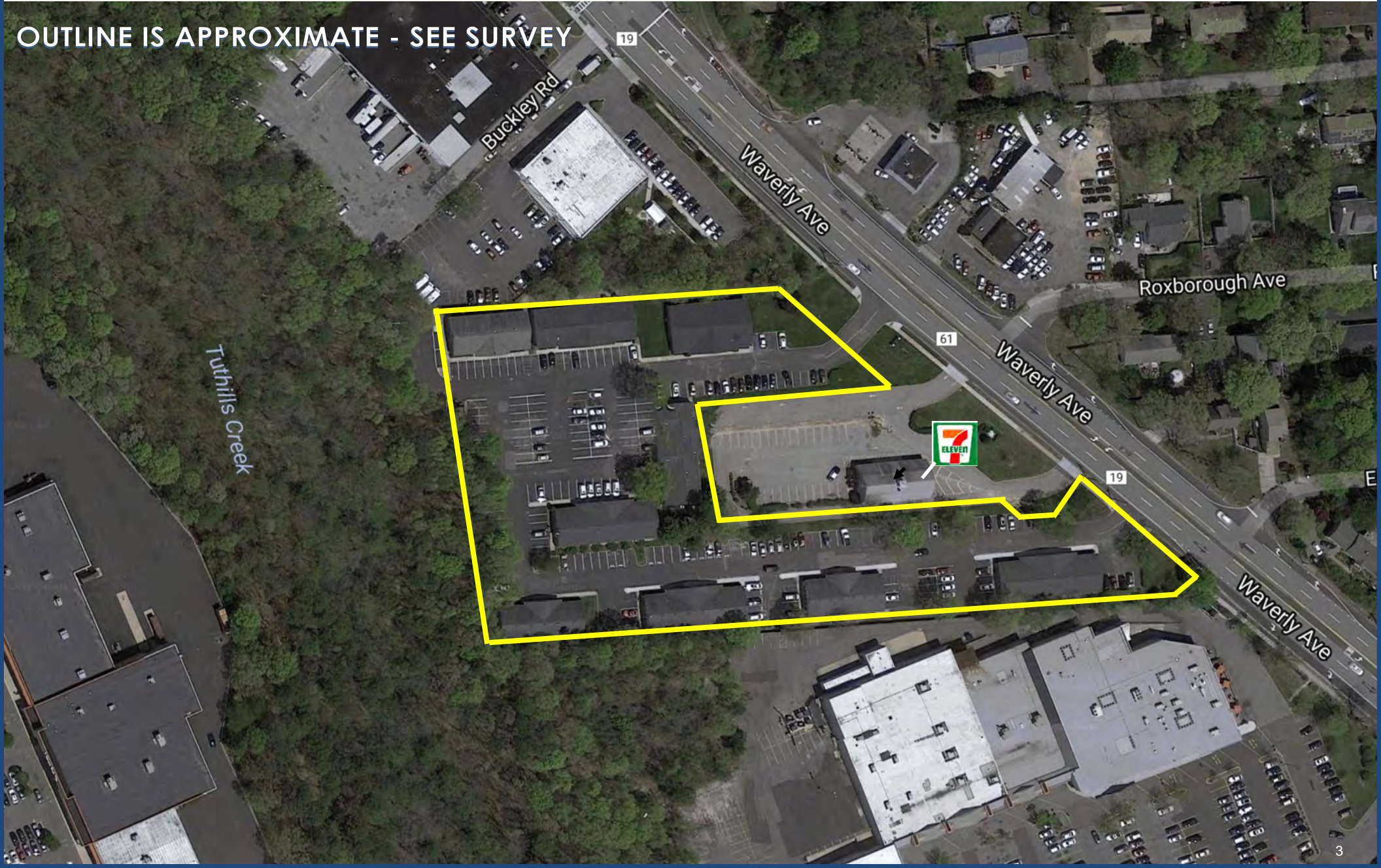
The parking lots of the buildings flow as one and offer tenants and their visitors ample parking of ± 240 spaces providing ease of access with two means of ingress and egress to the property. The property operates at 100% occupancy. Tenancy at the property is very stable and is comprised of medical and professional tenants.

The configuration of the property is also highly desirable from an investor and tenant perspective with each suite having private entrances, private restrooms, individual HVAC units and convenient parking at each tenant space. This configuration affords ownership with reduced management requirements and lower operating expenses.

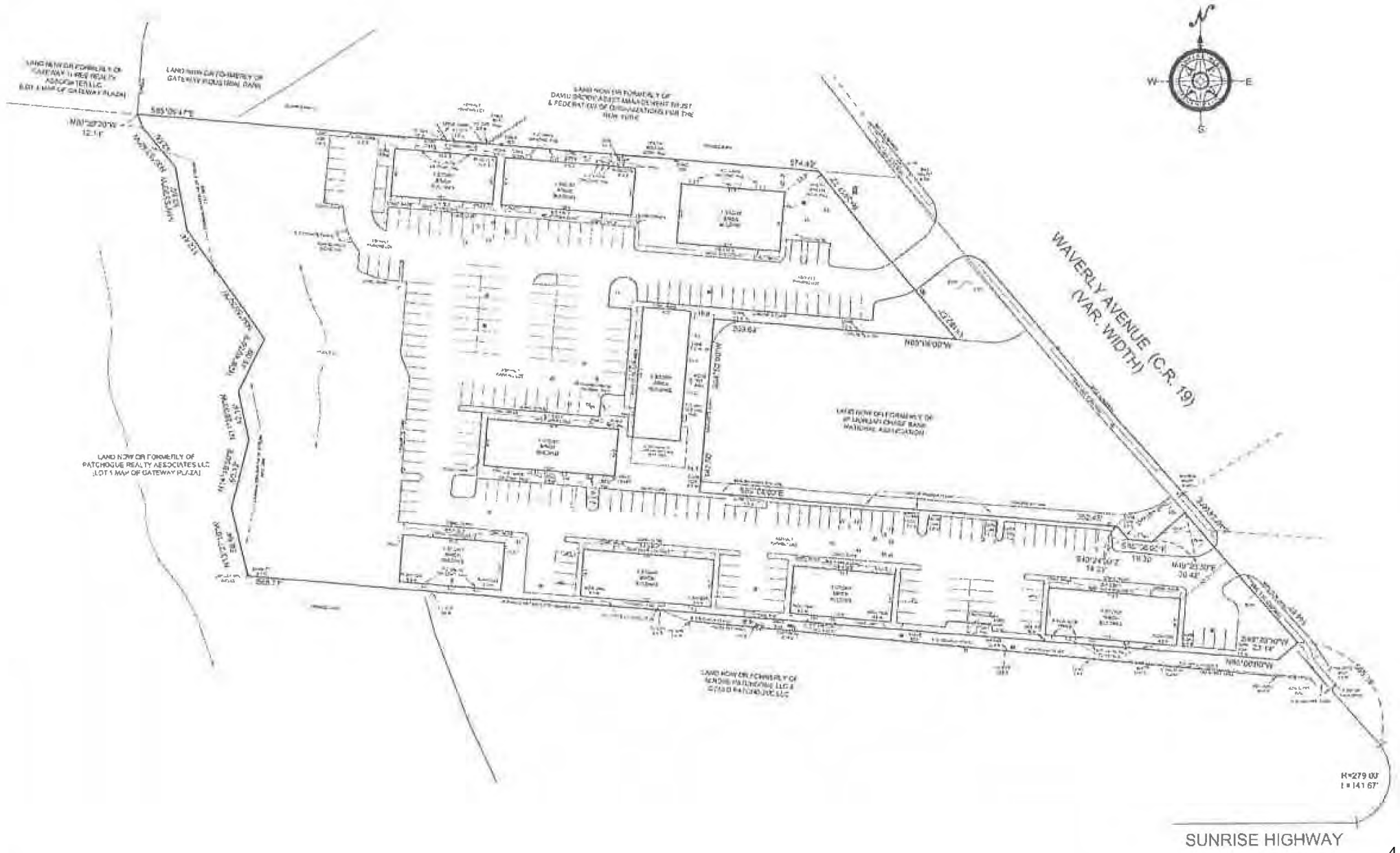


Waverly Plaza - 440 & 450 Waverly Avenue, Patchogue, NY

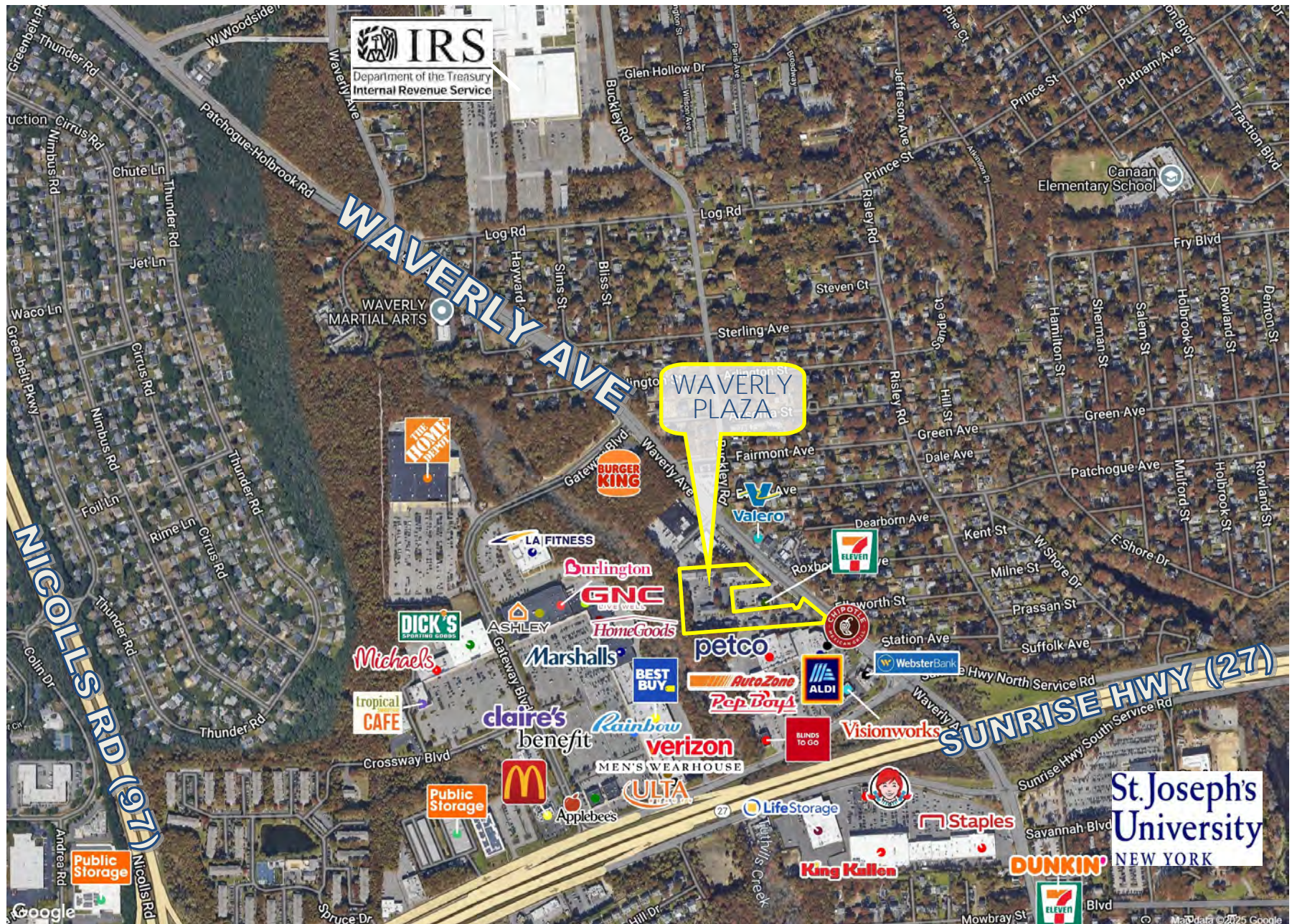
OUTLINE IS APPROXIMATE - SEE SURVEY



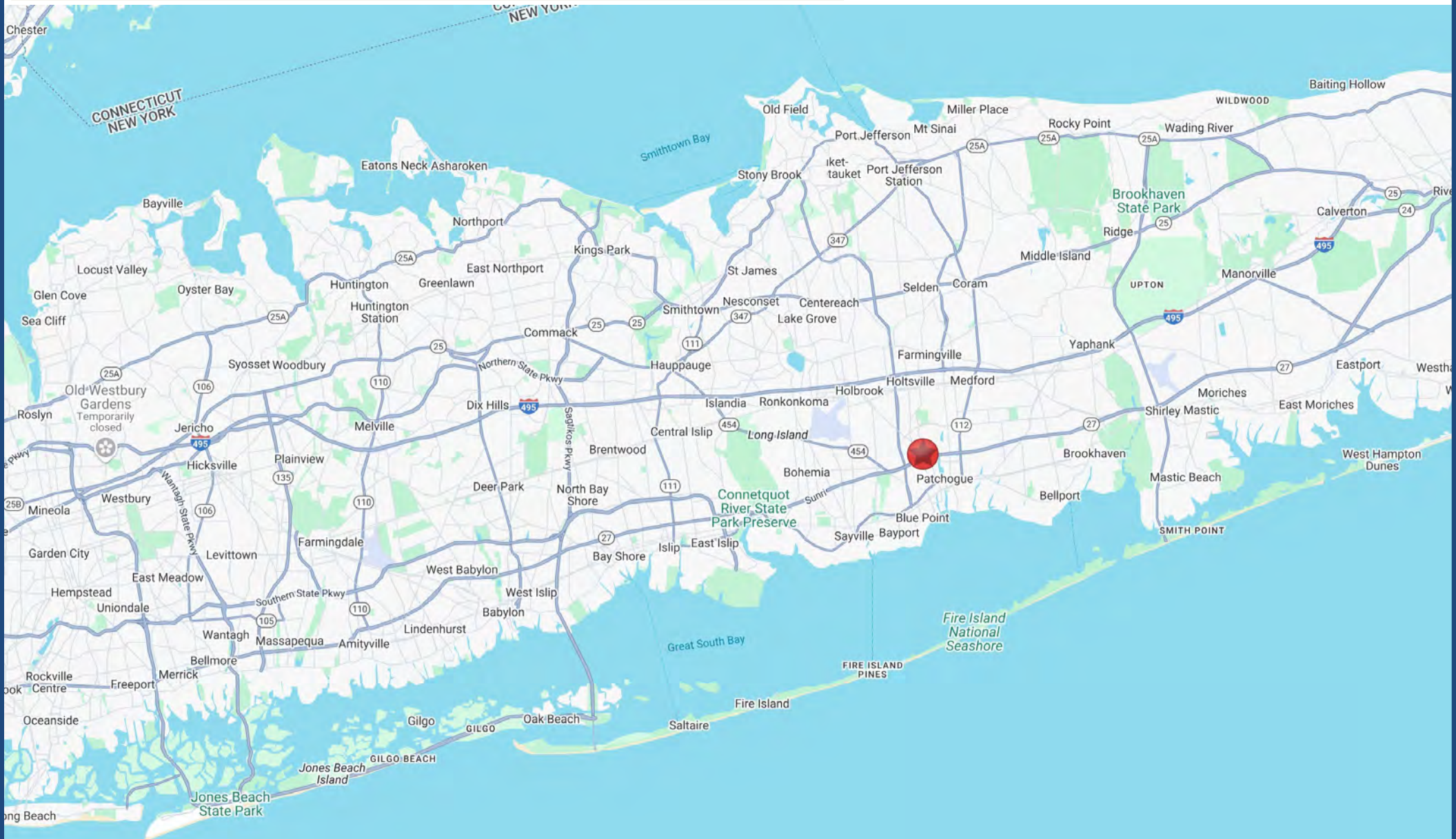
Waverly Plaza - Site Plan



Waverly Plaza - 440 & 450 Waverly Avenue, Patchogue, NY



Waverly Plaza - 440 & 450 Waverly Avenue, Patchogue, NY



## DEMOGRAPHICS

2010-2020 Census, 2024 Estimates with 2029 Projections  
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 40.7799/-73.0348

450 Waverly Ave Patchogue, NY 11772	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	10,279	81,584	183,110
2029 Projected Population	10,038	79,029	178,473
2020 Census Population	10,436	85,066	189,701
2010 Census Population	10,909	86,678	192,891
Projected Annual Growth 2024 to 2029	-0.5%	-0.6%	-0.5%
Historical Annual Growth 2010 to 2024	-0.4%	-0.4%	-0.4%
2024 Median Age	43.0	42.1	41.7
<b>Households</b>			
2024 Estimated Households	4,191	30,458	64,946
2029 Projected Households	4,106	29,690	63,602
2020 Census Households	4,323	31,828	67,529
2010 Census Households	4,205	31,182	66,671
Projected Annual Growth 2024 to 2029	-0.4%	-0.5%	-0.4%
Historical Annual Growth 2010 to 2024	-	-0.2%	-0.2%
<b>Race and Ethnicity</b>			
2024 Estimated White	74.2%	74.7%	72.9%
2024 Estimated Black or African American	6.9%	6.0%	7.2%
2024 Estimated Asian or Pacific Islander	3.9%	4.0%	4.4%
2024 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%
2024 Estimated Other Races	14.7%	15.0%	15.2%
2024 Estimated Hispanic	20.3%	20.0%	20.0%
<b>Income</b>			
2024 Estimated Average Household Income	\$150,696	\$153,252	\$150,207
2024 Estimated Median Household Income	\$110,459	\$124,025	\$123,828
2024 Estimated Per Capita Income	\$61,546	\$57,318	\$53,427
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	2.0%	3.5%	3.5%
2024 Estimated Some High School (Grade Level 9 to 11)	5.2%	4.6%	4.3%
2024 Estimated High School Graduate	24.1%	26.0%	27.6%
2024 Estimated Some College	17.8%	17.1%	17.1%
2024 Estimated Associates Degree Only	13.8%	13.1%	12.6%
2024 Estimated Bachelors Degree Only	20.3%	19.0%	19.5%
2024 Estimated Graduate Degree	16.7%	16.7%	15.4%
<b>Business</b>			
2024 Estimated Total Businesses	350	4,135	9,901
2024 Estimated Total Employees	3,854	33,767	95,190
2024 Estimated Employee Population per Business	11.0	8.2	9.6
2024 Estimated Residential Population per Business	29.3	19.7	18.5

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2024, TIGER Geography - RS1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.