

Beechwood Medical Plaza



MEDICAL SPACE

LAKE GROVE, NY

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

TIMING

Delivery date 2023

BUILDING SIZE

Beechwood will be constructing a new state of the art medical building of 9,900 SF in total.

Divisions as needed.

From ~1,000 SF and up.

TRAFFIC COUNTS

44,000 VPD

HIGHLIGHTS

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

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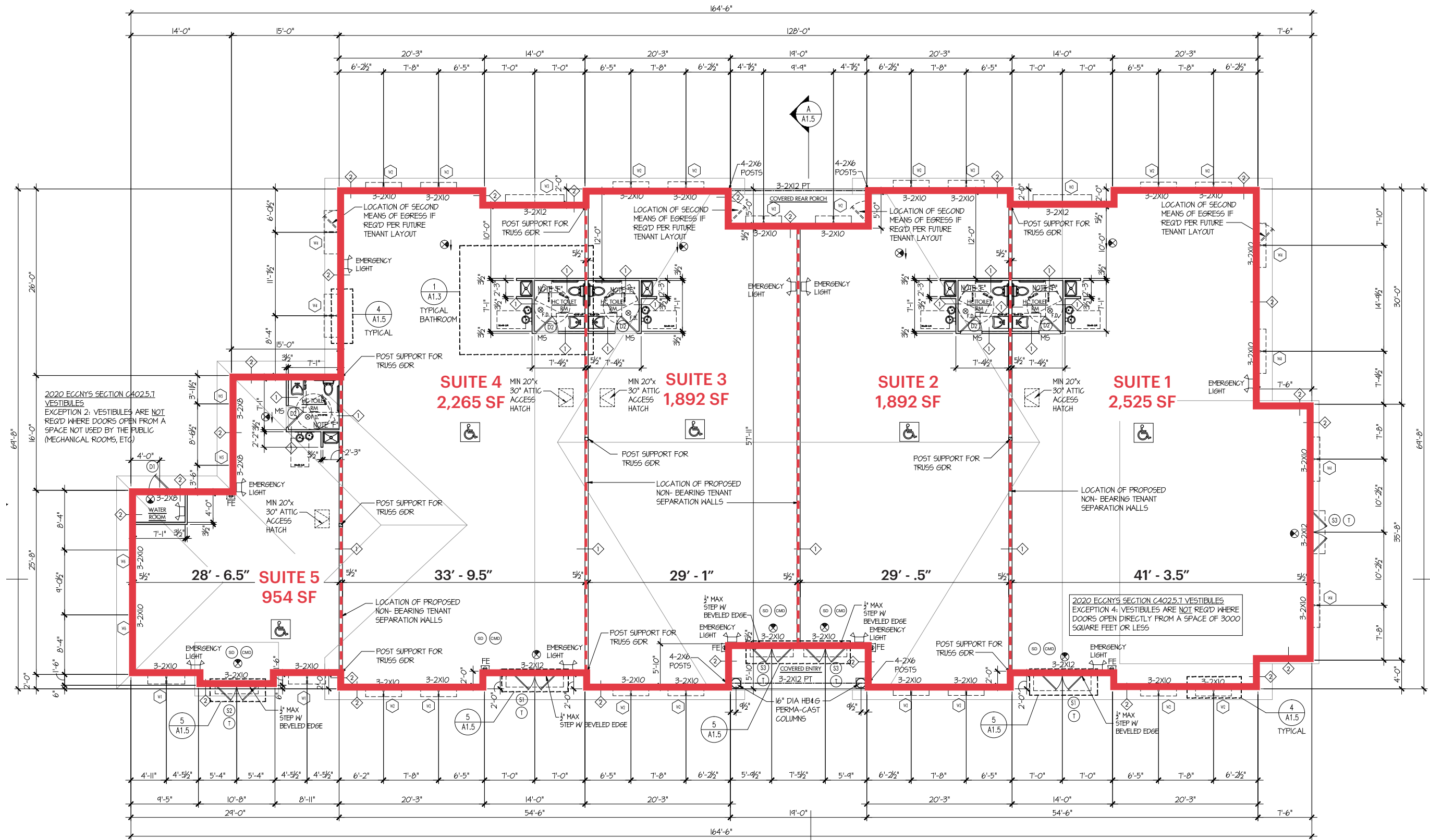
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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any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

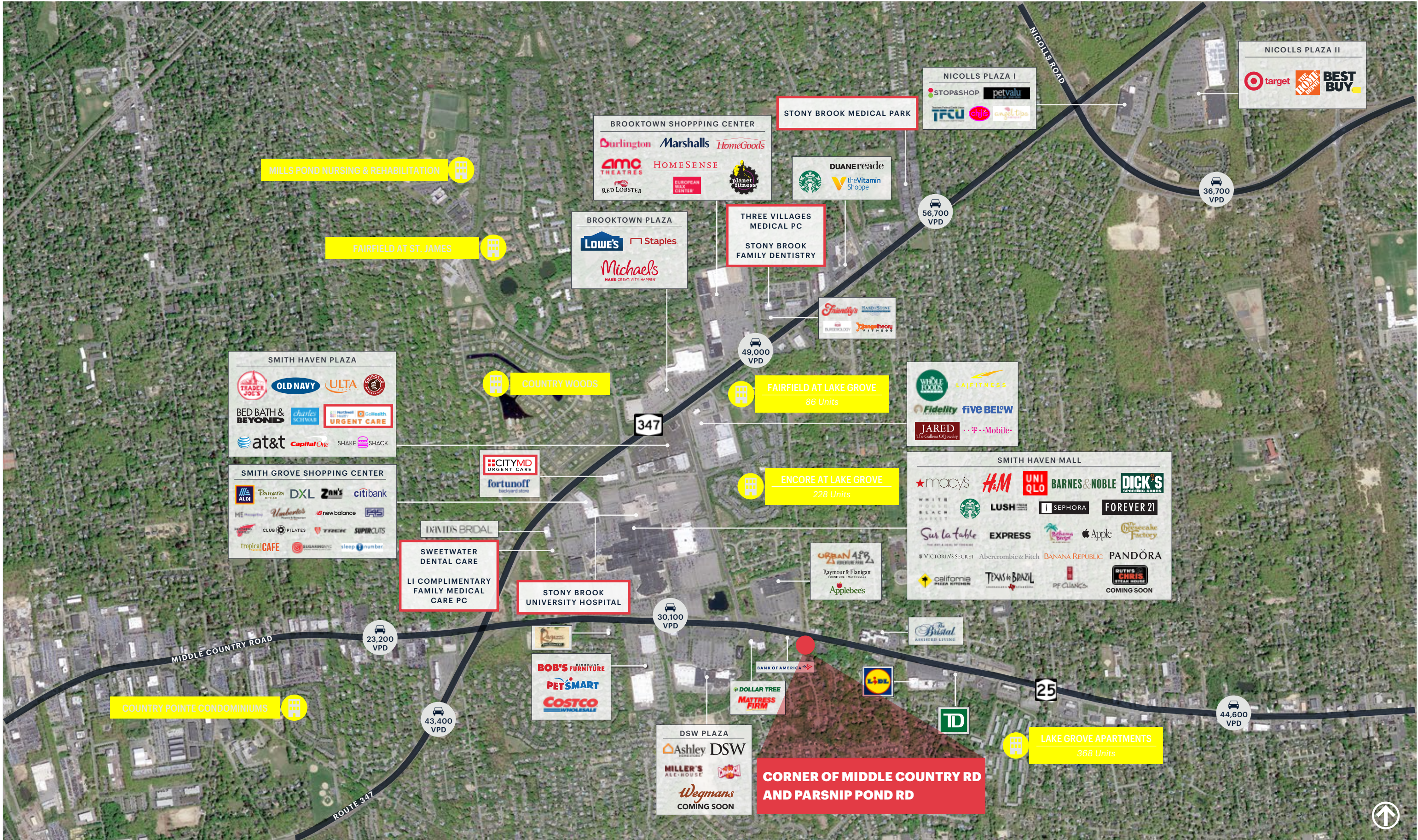


BEECHWOOD
LUXURY BUILDERS. UNCOMMON PROPERTIES

PROPOSED DIVISION FLOOR PLAN



MARKET AERIAL



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

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AERIAL

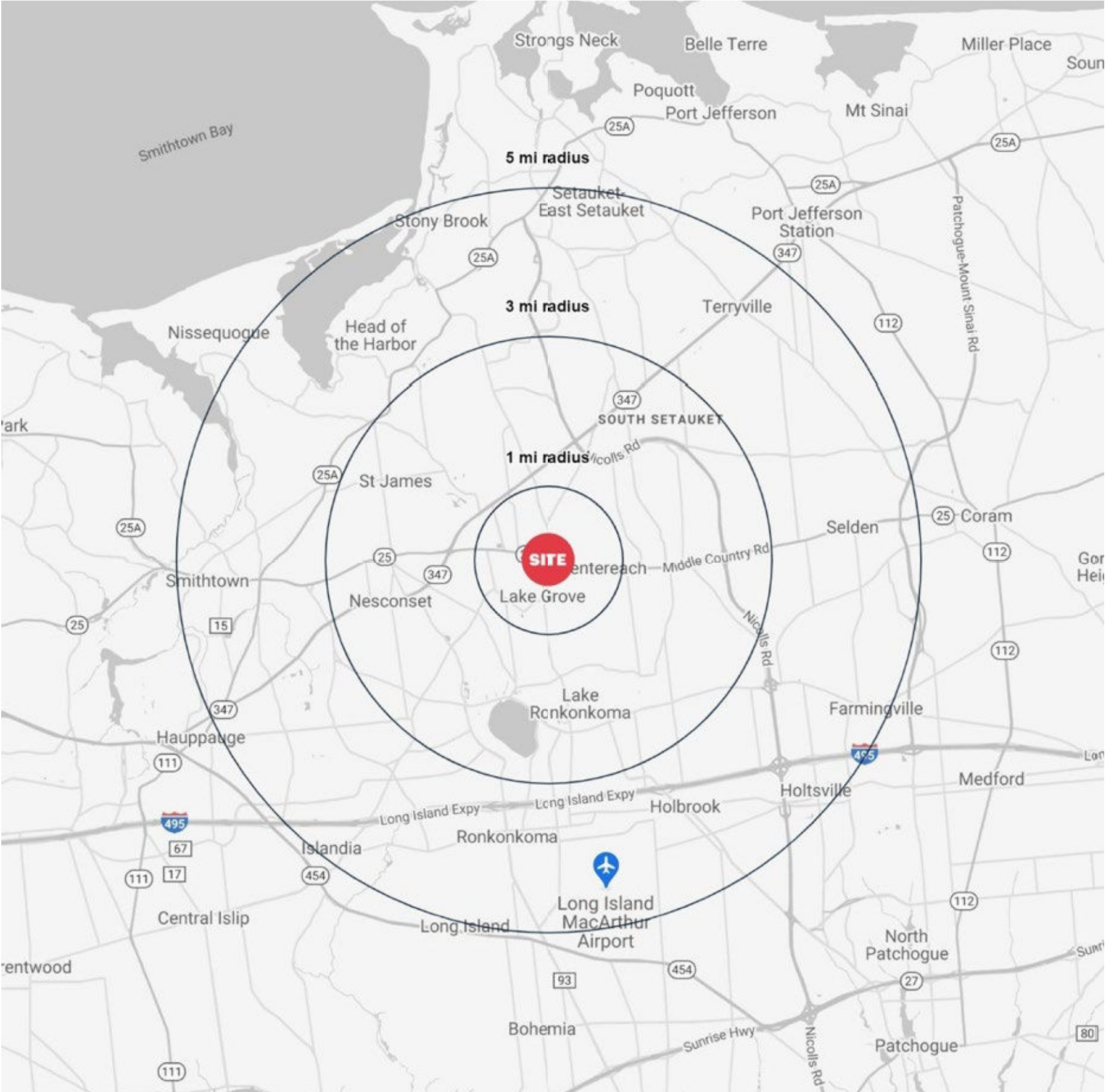


CORNER OF MIDDLE COUNTRY ROAD AND PARSNIP POND ROAD LAKE GROVE, NEW YORK

SITE PLAN



AREA DEMOGRAPHICS



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

1 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
11,681	3,179 - 38,4%
HOUSEHOLDS	TOTAL BUSINESSES
4,063	501
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$141,937	4,041
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$117,735	8,052

3 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
95,801	27,794 - 41.0%
HOUSEHOLDS	TOTAL BUSINESSES
33,375	3,503
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$142,605	29,014
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$118,035	61,625

5 MILE RADIUS

POPULATION	COLLEGE GRADUATES (BACHELOR'S +)
234,943	64,599 - 40.0%
HOUSEHOLDS	TOTAL BUSINESSES
78,488	9,561
AVERAGE HOUSEHOLD INCOME	TOTAL EMPLOYEES
\$141,693	87,661
MEDIAN HOUSEHOLD INCOME	DAYTIME POPULATION (W/ 16 YR +)
\$118,664	168,927

AREA DEMOGRAPHICS

