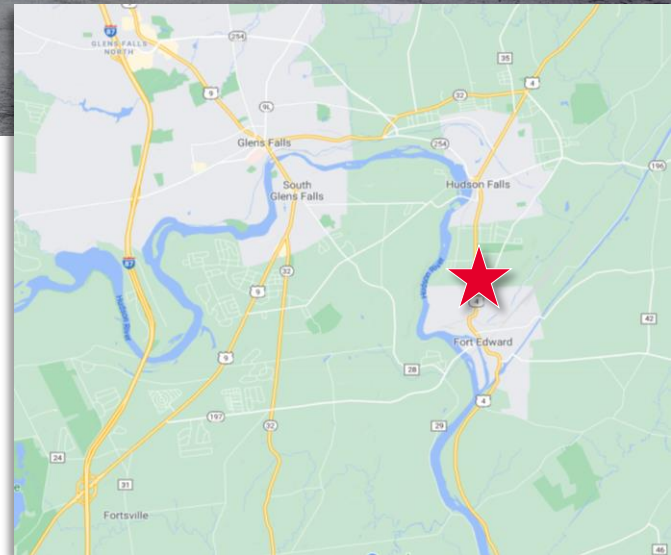


**Former Agway Facility Available**


## PROPERTY HIGHLIGHTS

Prime retail location on Broadway in Fort Edward, next to the new Market 32 and a credit union. High traffic count on two sides of the building. 9,000± SF of retail in front of building with 7,000± SF of warehouse attached in the back. Also has roughly 600± SF of office space. Ample parking and high visibility.

**Listing Price: \$290,000**



Demographic	1 Mile	3 Miles	5 Miles
Population	5,487	27,726	77,159
Households	2,047	11,170	32,044
Average Income	\$59,824	\$65,700	\$71,382
Total Businesses	147	967	3,135
Total Employees:	2,373	12,432	42,779
Employee/Residential Pop Ratio (per 100 Residents)	43	45	61

Source: ESRI 2020

Traffic Counts	
Broadway & Bridge Street	11,523 AADT
Main Street & Depot Street	16,550 AADT
Bridge Street & Riverside Drive	11,333 AADT

Source: ESRI 2020

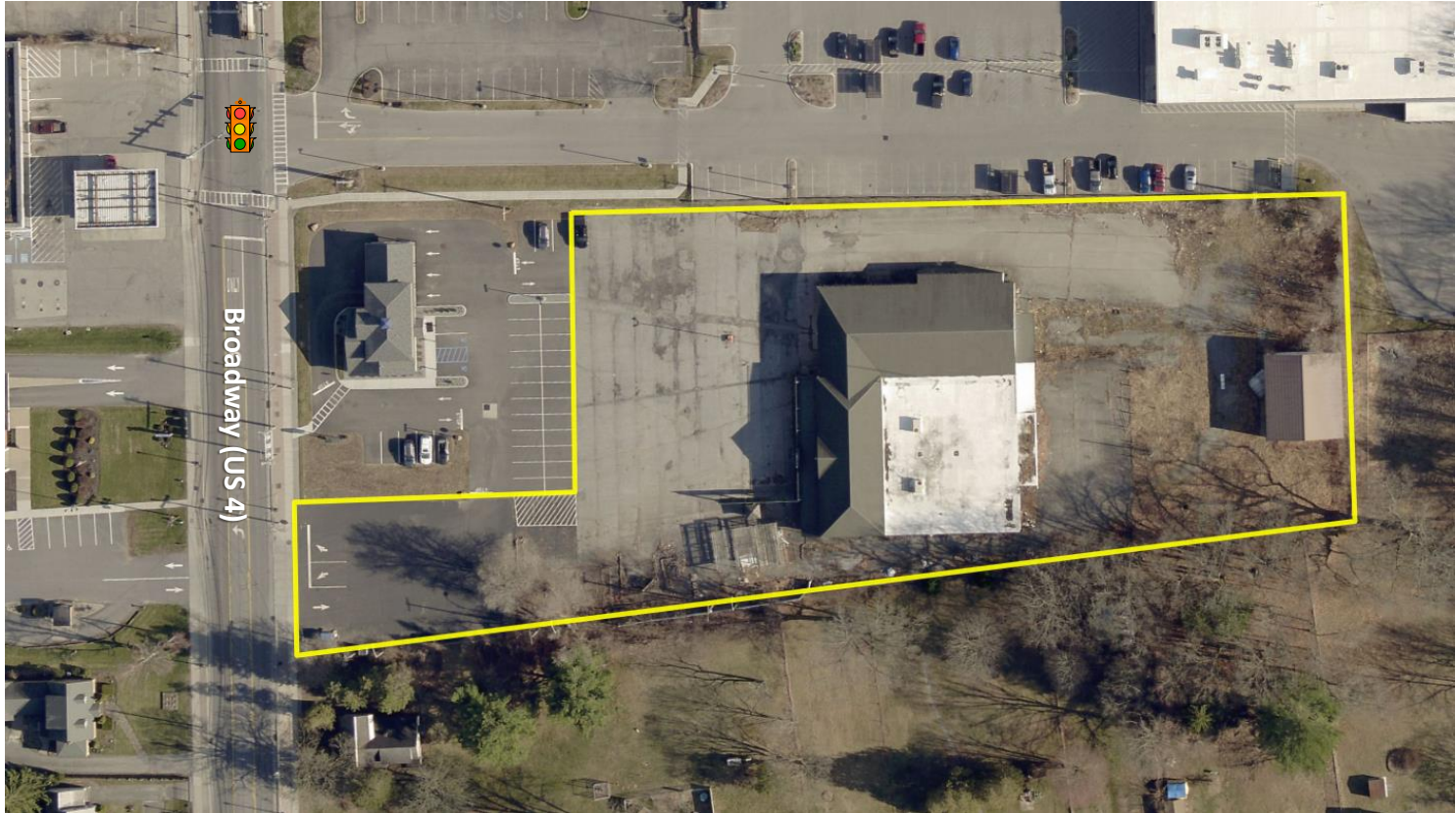
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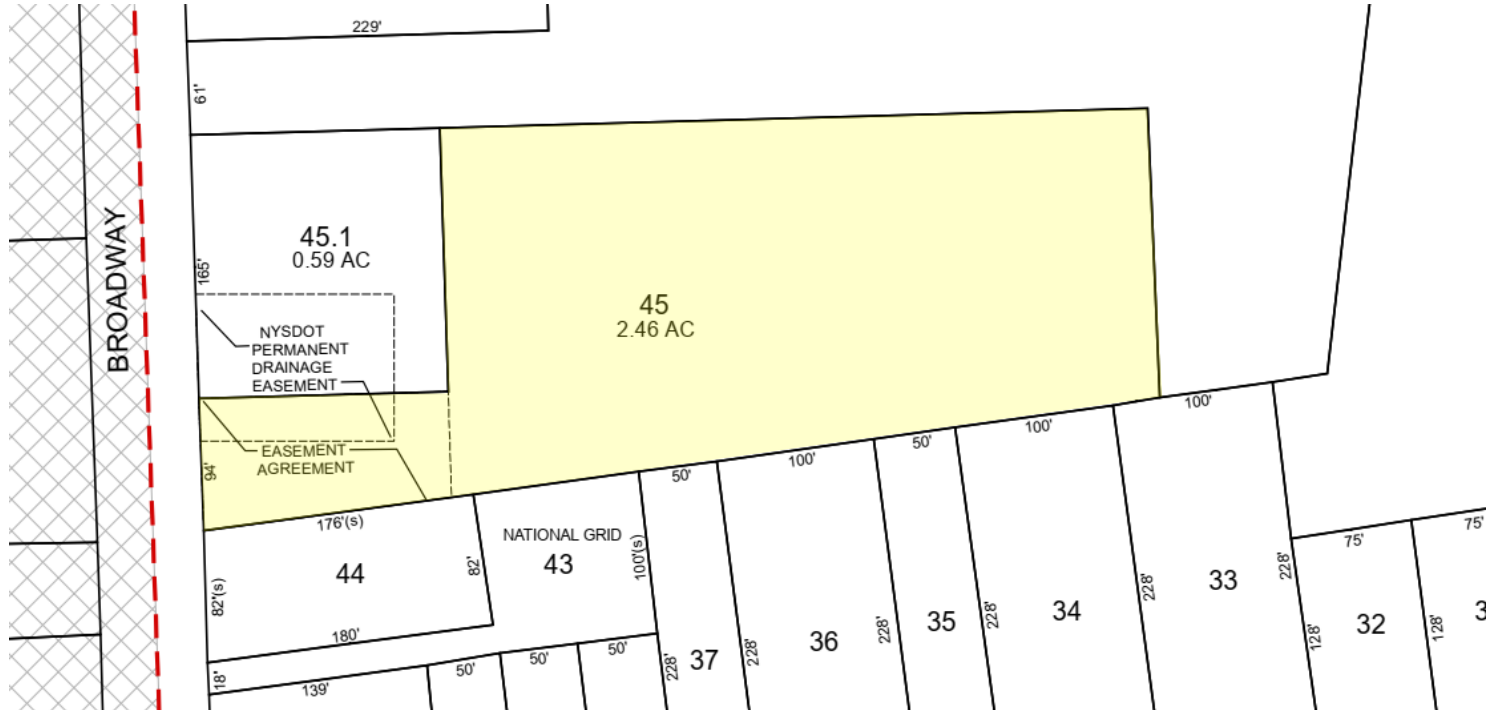
## LOCATION MAP



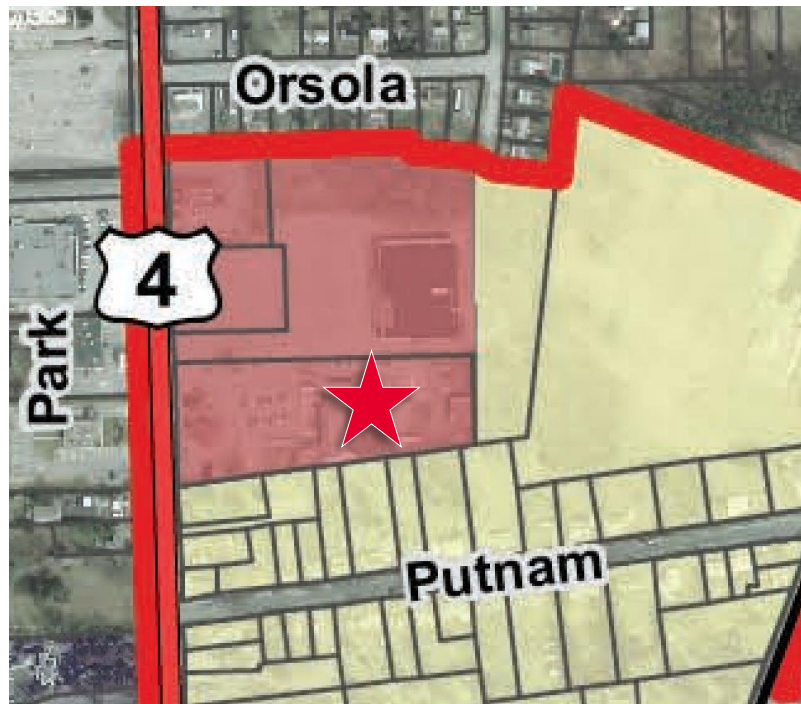
## PROPERTY INFORMATION

<b>County:</b>	Washington County	<b>Loading Dock:</b>	1
<b>Property Name:</b>	Agway	<b>At Grade Door:</b>	1
<b>Total Bldg. SF:</b>	16,480± SF	<b>Ceiling Height:</b>	11' - 20'
<b>Warehouse SF:</b>	7,000± SF	<b>Taxes:</b>	\$16,298.65 (Est. 2021)
<b>Acres:</b>	2.46± AC	<b>Assessment:</b>	\$429,000 (2021)
<b>Year Built:</b>	1975	<b>Roof:</b>	Rubber
<b>Parking:</b>	50± Spaces	<b>Construction:</b>	Block
<b>Tax ID:</b>	163.10-1-45	<b>Zoning:</b>	CP – Commercial Plaza
<b>Stories:</b>	1	<b>Utilities:</b>	Municipal Water & Sewer

**TAX MAP**



**ZONING MAP**



**Zoning Map**  
 Town of Fort Edward

**Town Zoning**

- R-1: Residential Low Density
- M-1: Industrial
- C-P: Commercial Plaza
- R-AG: Rural Agriculture

**Village Zoning**

- R-1: Residential Low Density
- I: Industrial

PROPERTY IMAGES





Washington County Jail

Washington County Municipal Center



General Electric

Broadway Lanes Bowling



The Oaks Senior Living

DOTY MACHINE WORKS



FORT HUDSON HEALTH SYSTEM



Broadway (US 4)

11,523 AADT

Great Meadow FEDERAL CREDIT UNION

DOLLAR GENERAL