



## FORMER FAMILY DOLLAR FOR SUBLEASE

### PROPERTY HIGHLIGHTS

- Sublease through 3/31/2027
- 8,000± SF Retail/Office Space
- 1.07± Acres
- 3 Phase Power
- Ample Parking
- Outdoor Storage Available
- Immediate access to I-88 Exit 19

Demographic	0-1 Mile	0-3 Miles	0-5 Miles
Population	702	1,460	2,921
Households	295	627	1,245
Average HH Income	\$63,285	\$64,150	\$65,234
Total Businesses	34	40	62
Total Employees	265	295	368

Source: ESRI, 2022

Traffic Counts	
Main St & Brighton Rd	3,210 AADT
Main Street & N Church St	3,091 AADT

Source: NYS DOT, 2022

For more information, please contact:

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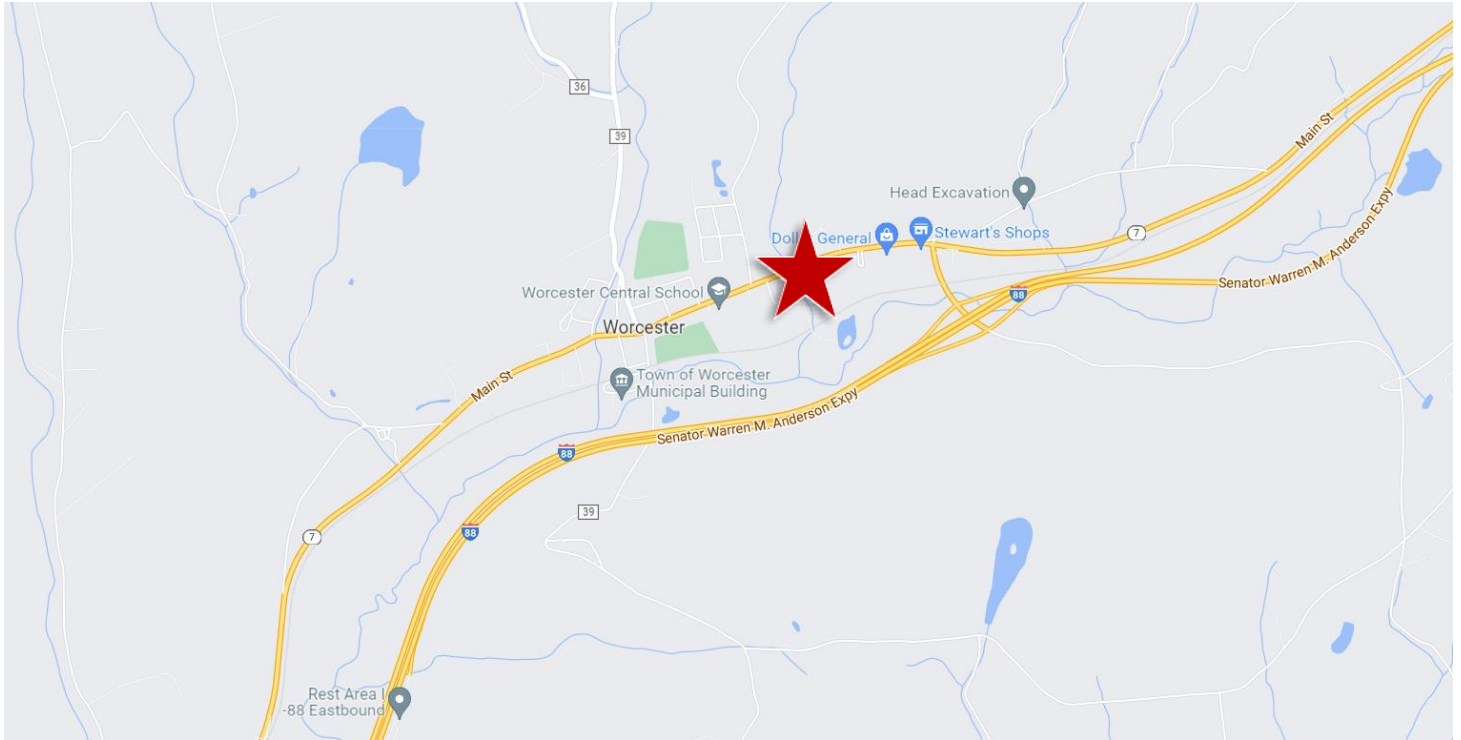
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## LOCATION MAP



## PROPERTY DESCRIPTION

Former Family Dollar available for sublease through 3/31/2027. Building is approximately 8,000±SF and is situated on a 1.07± acre parcel. Monument and building signage is available.

## PROPERTY FEATURES

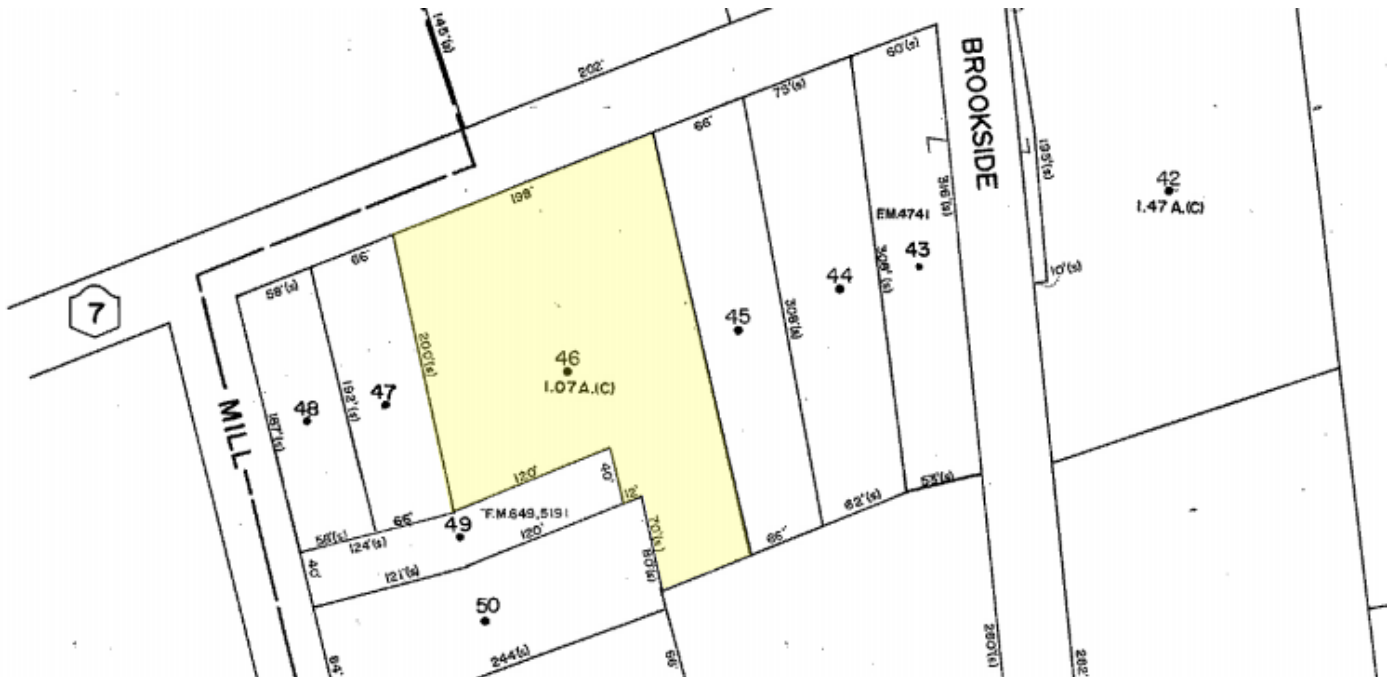
<b>County:</b>	Otsego County	<b>Condition:</b>	Excellent
<b>Total Bldg. SF:</b>	8,000± SF	<b>Frontage:</b>	198' (Main Street)
<b>Acres:</b>	1.07±	<b>Zoning:</b>	Commercial
<b>Current Use:</b>	Retail	<b>Parking:</b>	30± Parking Spaces
<b>Tax ID:</b>	199.19-1-46.00	<b>Construction:</b>	Masonry
<b>Year Built:</b>	2017	<b>Roof:</b>	EPDM
<b>Ceiling Height:</b>	10-14'	<b>Utilities:</b>	Municipal Water & Sewer 3 Phase Power
<b>Stories:</b>	1		



**AERIAL**

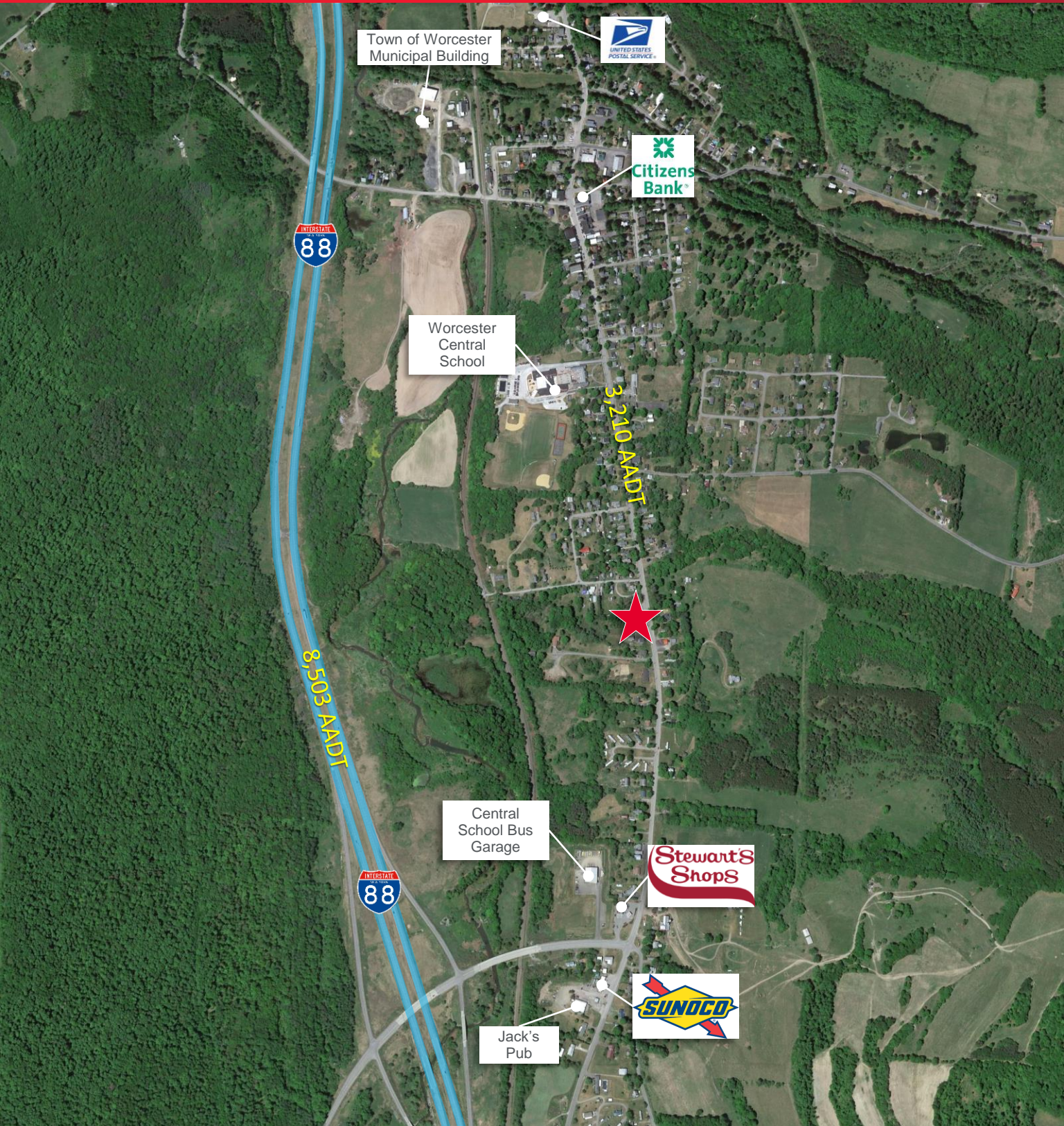


**TAX MAP**



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