



**FORMER FITNESS CENTER**

## 41,172± SF Former Planet Fitness

### Property Highlights

- 41,172± SF former Planet Fitness/Brookside Tennis Club
- Large drive-in door
- 20' plus ceiling height
- Excellent flex space
- Lot size – 3.3 acres
- Excellent access to NYS Routes 5/8/12 and NYS Thruway
- CCNY Tech presently leasing approximately 16,000 SF

Demographic	1 Mile	3 Miles	5 Miles
Population	5,461	60,240	102,556
Households	2,675	25,574	42,862
Average Income	\$83,928	\$77,592	\$72,328
Daytime Employees	7,124	30,569	53,384
Demographic Source: Applied Geographic Solutions 11/2021			

Traffic Counts	
Chenango Road	3,250 AADT
New Hartford Street	1,557AADT
Judd Road/Route 840	38,564 AADT
Source: Inrix 2021	

For more information, please contact:

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FOR SALE OR LEASE

145 New Hartford Street

New Hartford, New York 13413





View of Property Looking East



Approximate plot lines, subject to verification of survey





