



## OFFICE/RETAIL SPACES AVAILABLE FOR LEASE

### PROPERTY HIGHLIGHTS

Brand New Professional Office Spaces on 2<sup>nd</sup> Floor at \$6/Ft/Yr NNN and Build To Suit Retail/Office Space on 1<sup>st</sup> Floor at \$10/Ft/Yr NNN. Office suites range from 820 – 4,704± SF. Centrally located and beautifully appointed suites can be combined or demised as needed.

| Demographic       | 0-1 Mile | 0-3 Miles | 0-5 Miles |
|-------------------|----------|-----------|-----------|
| Population        | 11,438   | 33,316    | 60,384    |
| Households        | 4,732    | 13,909    | 25,240    |
| Average HH Income | \$50,772 | \$58,646  | \$63,238  |
| Total Businesses  | 369      | 1,175     | 2,120     |
| Total Employees   | 5,111    | 18,959    | 34,723    |

Source: ESRI, 2021

| Traffic Counts    |             |
|-------------------|-------------|
| Market Street     | 3,016 AADT  |
| Church St & Hwy 5 | 21,230 AADT |

Source: NYS DOT, 2021

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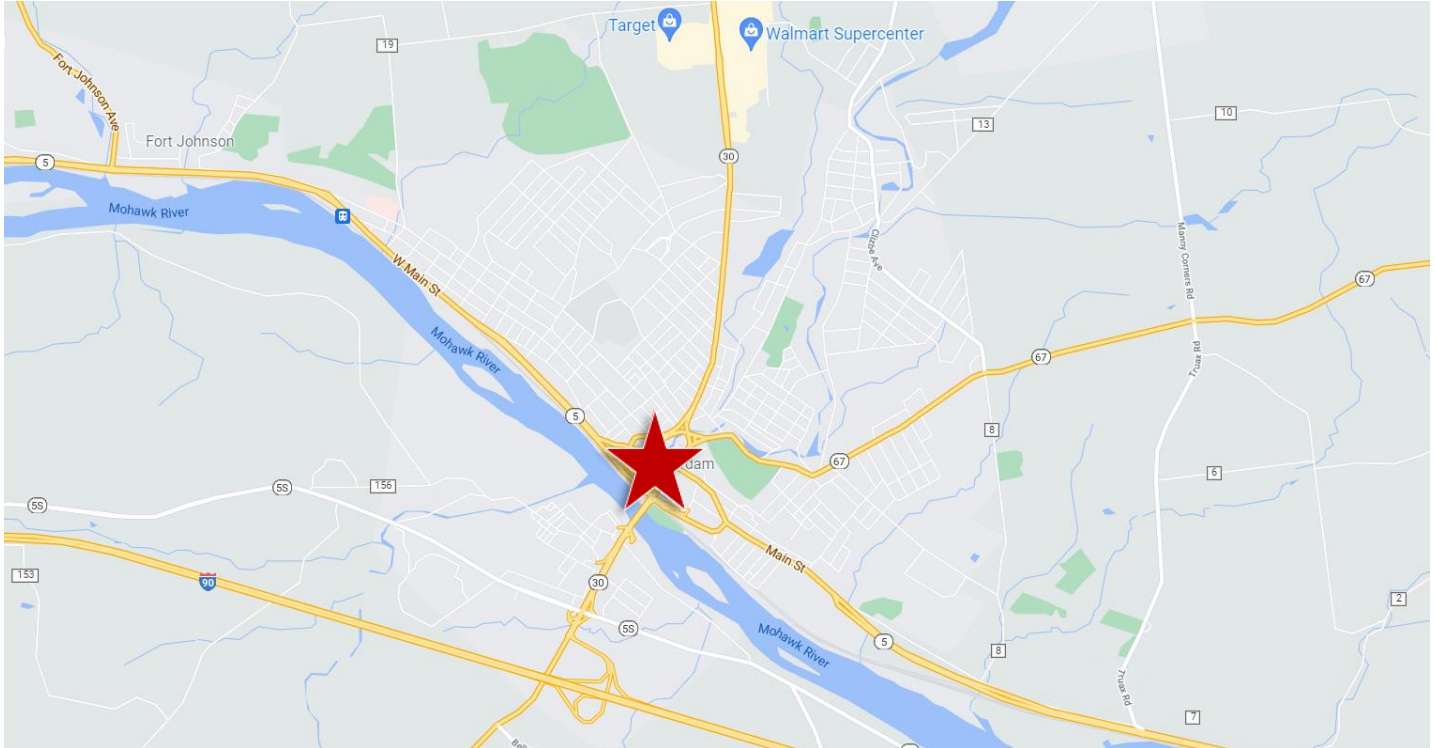
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## LOCATION MAP



## PROPERTY FEATURES

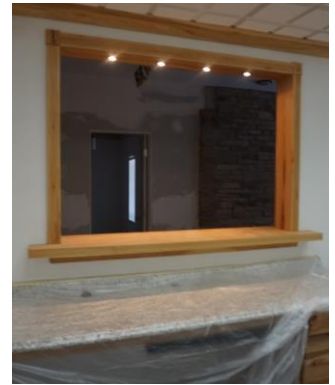
|                        |   |                        |                                      |
|------------------------|---|------------------------|--------------------------------------|
| <b>County:</b>         | Montgomery County   | <b>Parking:</b>        | 30± Spaces                           |
| <b>Property Name:</b>  | Market Street<br>Professional Plaza                                       | <b>Year Built:</b>     | 1970                                 |
| <b>Total Bldg. SF:</b> | 24,390± SF  | <b>Stories:</b>        | 2                                    |
| <b>Available SF:</b>   | 16,250± SF  | <b>Ceiling Height:</b> | 10'                                  |
| <b>Office SF:</b>      | 8,250± SF   | <b>Frontage:</b>       | 269' (Market Street)                 |
| <b>Former Bank:</b>    | 3,000± SF   | <b>Construction:</b>   | Block                                |
| <b>Lease Rates:</b>    | \$10/Ft/Yr NNN (1 <sup>st</sup> Fl)<br>\$6/Ft/Yr NNN (2 <sup>nd</sup> Fl) | <b>Roof:</b>           | Rolled                               |
| <b>Term:</b>           | 5 Years   | <b>Utilities:</b>      | Municipal Water & Sewer<br>Heat: Gas |

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**PROPERTY PHOTOS**





**FLOOR PLAN – 2<sup>ND</sup> FLOOR**



**Suite 1 +/- 4704 SF**



**Suite 3 +/- 820 SF**



**Suite 2 +/- 1350 SF**



**Suite 4 +/- 1050 SF**



AERIAL MAP



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