



**FOR SALE**

**327 CORNELIA STREET  
PLATTSBURGH, NY 12901**

**20,270± SF**

## Aaron's Retail Store & Industrial Space For Sale

### Contact

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327 Cornelia Street | Plattsburgh, NY



### Property Description

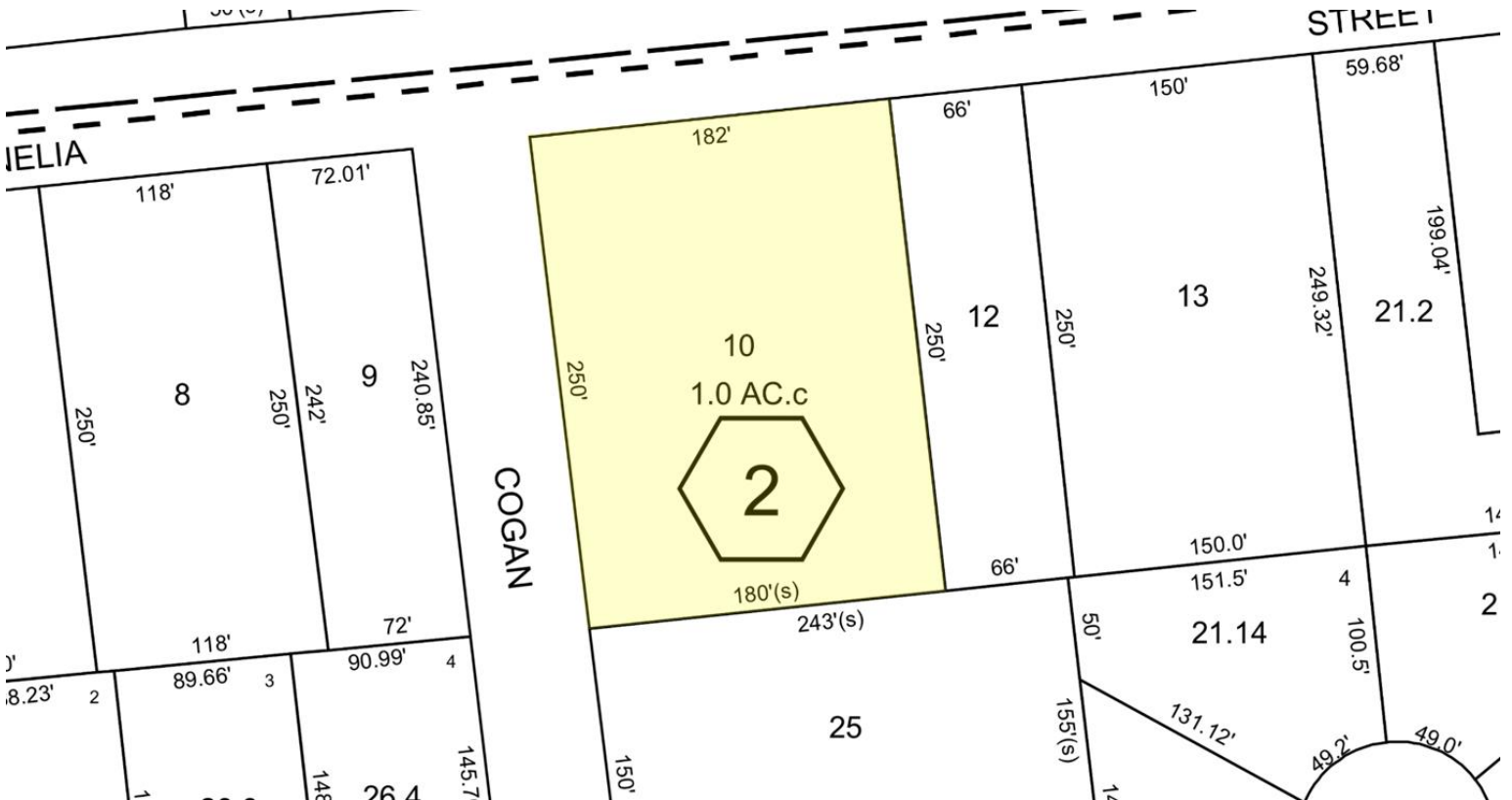
Busy corner with traffic light in the Plattsburgh business district. Aaron's long-term lease in place. Two dock doors for access to 4,700± SF industrial space with 1,300± SF Retail attached. Three new modern office spaces added on in 2014. Available for lease 6,000± SF retail/warehouse. You can own this investment property for a Pro Forma 8% cap rate. Located on the main retail corridor in Plattsburgh. Close to SUNY Plattsburgh, Clinton Community College, Plattsburgh International Airport and Air Force base. Directly off of I-87 (Adirondack Northway) Exit 37.

### Property Highlights

County	Clinton	Tax ID	207.17-2-10
Total Building SF	20,270± SF	Loading Docks	2
Land Area	1± acre	Zoning	B2
Year Built	1985	Sprinklers	Yes
Year Renovates	2014	AADT	12,788 (2019)
Office Area	2,790± SF	Frontage	182'
Parking	24± Spaces	Construction	Concrete/Steel
Cap Rate	8%	Roof	Shingle
Taxes	\$38,874 (Est. 2022)	Utilities	Separately Metered

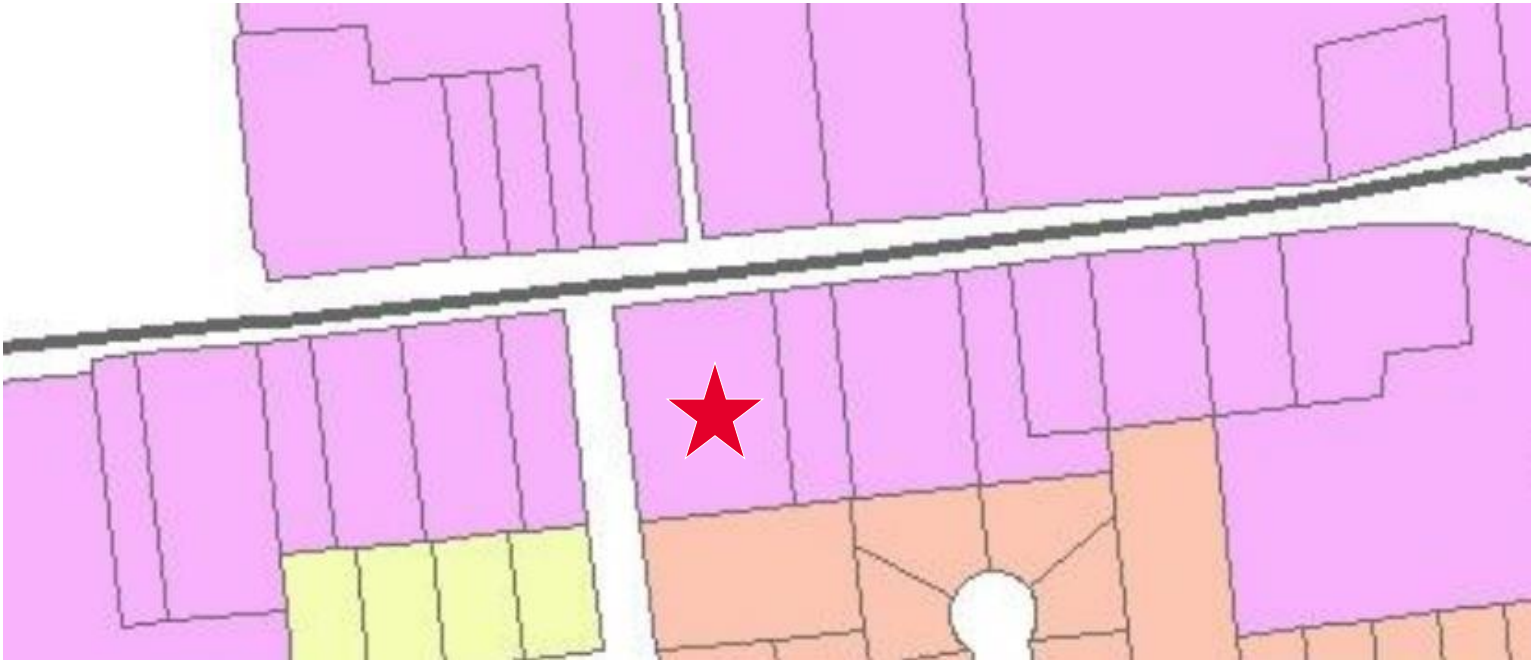
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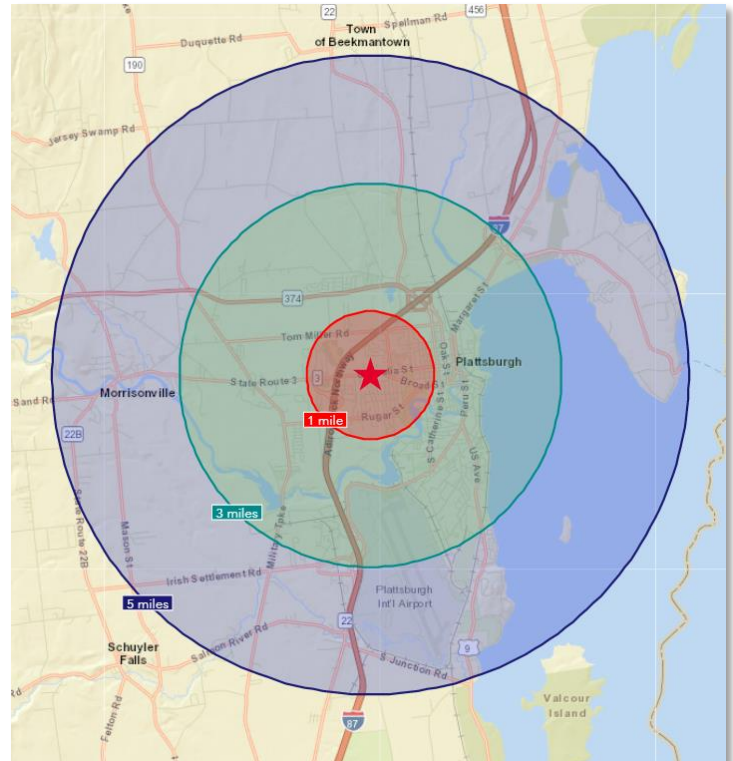


**B2**

**HIGHWAY BUSINESS (B2):** The Highway Business (B2) zone is intended to provide for the development of commercial activities that are oriented for automotive use and traffic, which constitute the main shopping and service areas within the municipality.

Demographic & Income Profile	1 Mile	3 Miles	5 Miles
Population	8,671	25,409	33,701
Households	2,916	11,109	14,613
Families	1,447	5,129	7,469
Average Household Size	2.13	2.04	2.11
Owner Occupied Housing Units	1,531	5,109	7,926
Renter Occupied Housing Units	1,385	5,999	6,687
Median Age	28.4	36.1	38.2
Median Household Income	\$70,148	\$55,766	\$59,526
Average Household Income	\$85,359	\$73,491	\$79,499

Business Summary	1 Mile	3 Miles	5 Miles
Total Businesses	492	1,565	1,789
Total Employees	11,205	25,211	28,044
Employee/Residential Population Ratio (per 100 residents):	129	99	83



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