



FOR LEASE

**327 CORNELIA STREET
PLATTSBURGH, NY 12901**

6,000± SF

**Retail & Industrial Space
For Lease**

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327 Cornelia Street | Plattsburgh, NY



Property Description

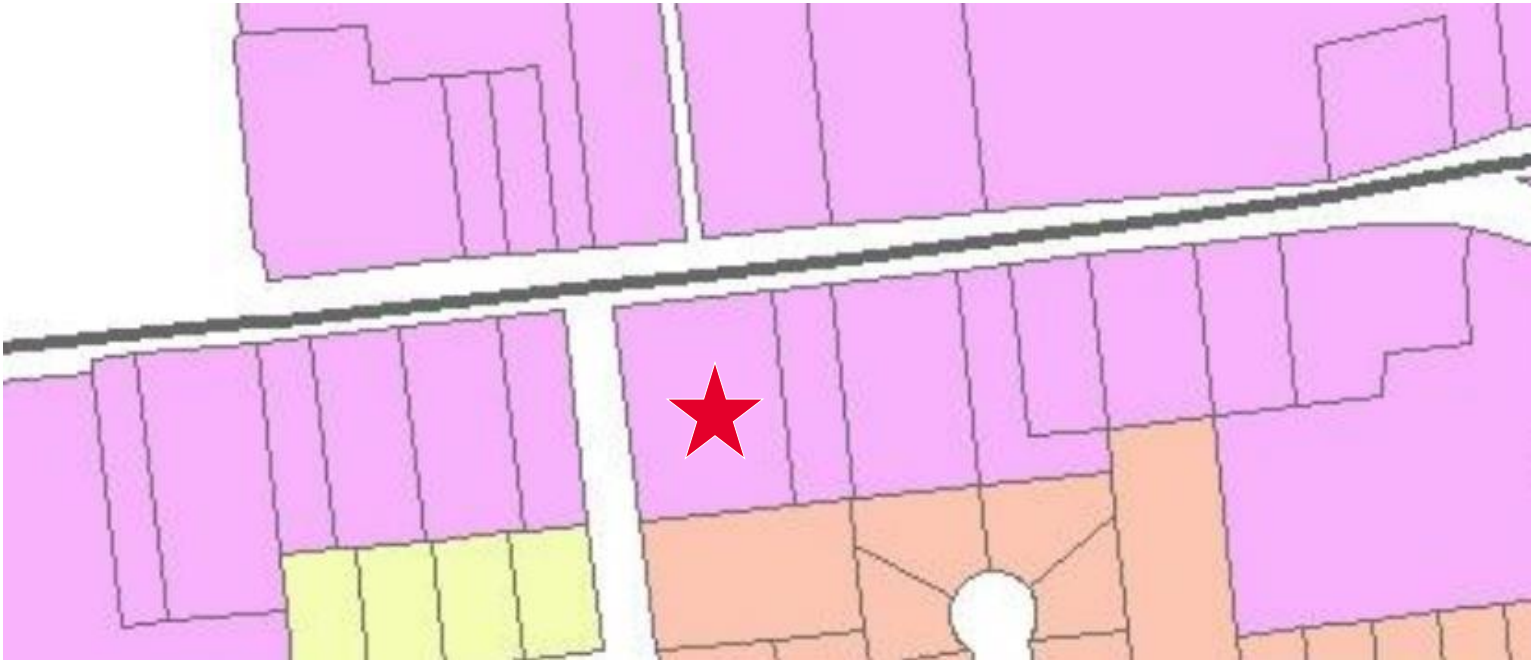
Space consists of 1,300± SF retail attached to 4,700± SF industrial with 2 dock doors and 18' ceilings. Plaza has Aaron's anchor and three separate offices. Busy corner with traffic light downtown Plattsburgh retail corridor.

Property Highlights

County	Clinton	Tax ID	207.17-2-10
Total Building SF	20,270± SF	Loading Docks	2
Available SF:	6,000± SF	Zoning	B2
Land Area	1± acre	Sprinklers	Yes
Year Built	1985	AADT	12,788 (2019)
Year Renovates	2014	Frontage	182'
Office Area	2,790± SF	Construction	Concrete/Steel
Parking	24± Spaces	Roof	Shingle
Taxes	\$38,874 (Est. 2022)	Utilities	Separately Metered

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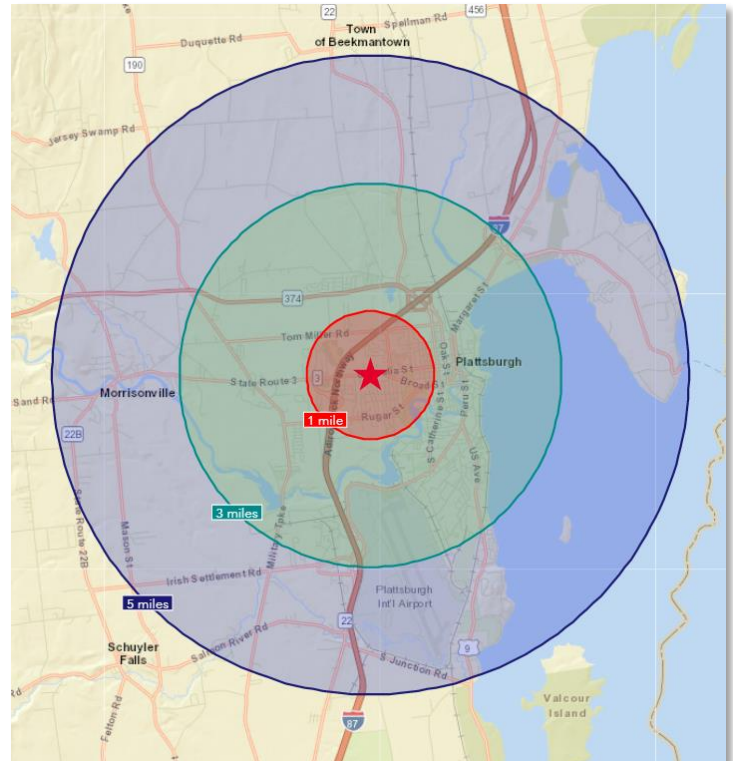


B2

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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