



CUSHMAN &
WAKEFIELD



Pyramid Brokerage
Company

**FOR SALE
OR LEASE**

**12 HANCOCK STREET
FORT PLAIN, NY 13339**

6,316± SF

**CURRENT DINER WITH ALL
EQUIPMENT INCLUDED**

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Property Description

This meticulously maintained diner continues to be profitable year after year. Recent updates include new roof, flooring, bathrooms, and drive thru window. Additional retail space could bring rental income or be utilized for expansion. Plenty of storage on the first floor with additional unfinished space above the restaurant. Ample parking. All equipment and inventory included. A true institution with only 2 owners in the last 30 years.

Property Highlights

County	Montgomery	Tax ID	46.54-2-40.1
Total Building SF	6,316± SF	Zoning	Commercial
Available SF	6,316± SF	Construction	Wood Frame
Year Built	1992	Roof	Metal
Land Area	0.45± acres	Frontage	239' (NY 5S)
Stories	2	HVAC	Forced Hot Air/Gas
Parking	30± Parking Spaces	Utilities	Municipal Water & Sewer

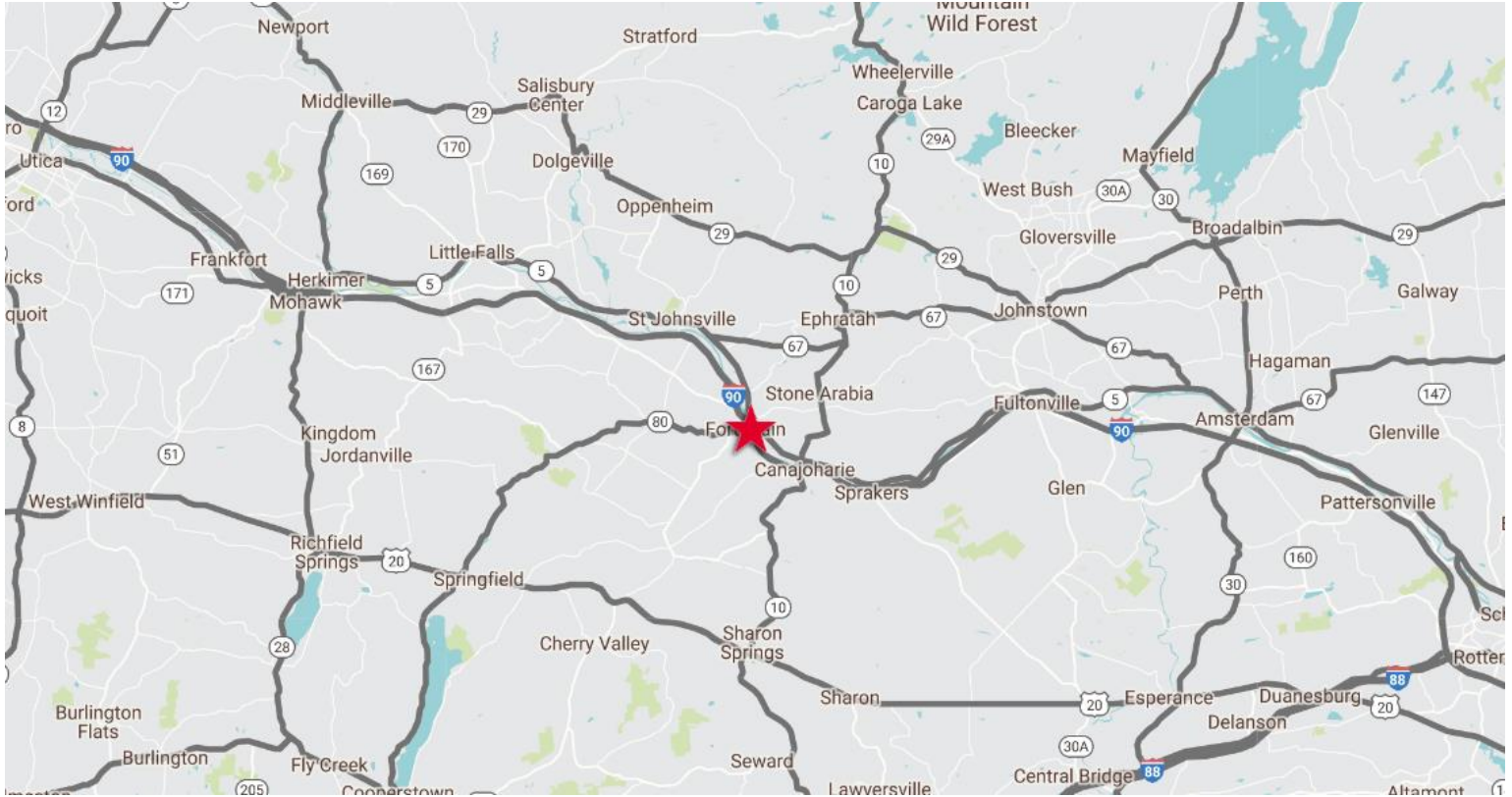
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Demographics	0-1 Mile	0-3 Miles	0-5 Miles
Population	2,512	5,466	8,703
Households	1,136	2,324	3,500
Families	677	1,428	2,178
Average Household Size	2.20	2.33	2.45
Owner Occupied Housing Units	679	1,459	2,316
Renter Occupied Housing Units	457	865	1,183
Median Age	39.6	40.1	41.2
Median Household Income	\$48,750	\$52,035	\$54,707
Average Household Income	\$64,770	\$68,629	\$71,349

Business Summary	0-1 Mile	0-3 Miles	0-5 Miles
Total Businesses	114	261	330
Total Employees	874	2,140	3,014
Employee/Residential Population Ratio (per 100 residents):	35	39	35

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