

2462 NEW YORK 30

Mayfield, NY 12117

FOR LEASE | RETAIL SPACE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 3,400 SF

Lease Rate: \$20 SF/yr (NNN)

Building Size: 3,400 SF

PROPERTY OVERVIEW

Leasing opportunity for a 3,400 SF free standing building on busy RT 30 corridor of Mayfield NY. Currently used as car wash. Can be taken over as is or renovated for variety of permitted uses. And Drive Thru Capability! Contact LBO for more detail.

PROPERTY HIGHLIGHTS

- Free Standing retail.
- Several permitted uses.
- Adjacent to Dunkin Ds and busy Convenience.
- Drive Thru Capability.

Steven Lerner

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VF Vanguard-Fine, LLC
Commercial Real Estate Professionals

Vanguard-Fine, LLC Commercial Real Estate Professionals is a Licensed Real Estate Broker
This plan is for informational purposes only and no representations are made. Current conditions must be confirmed by each prospective buyer/tenant

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ADDITIONAL PHOTOS



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LOCATION MAP



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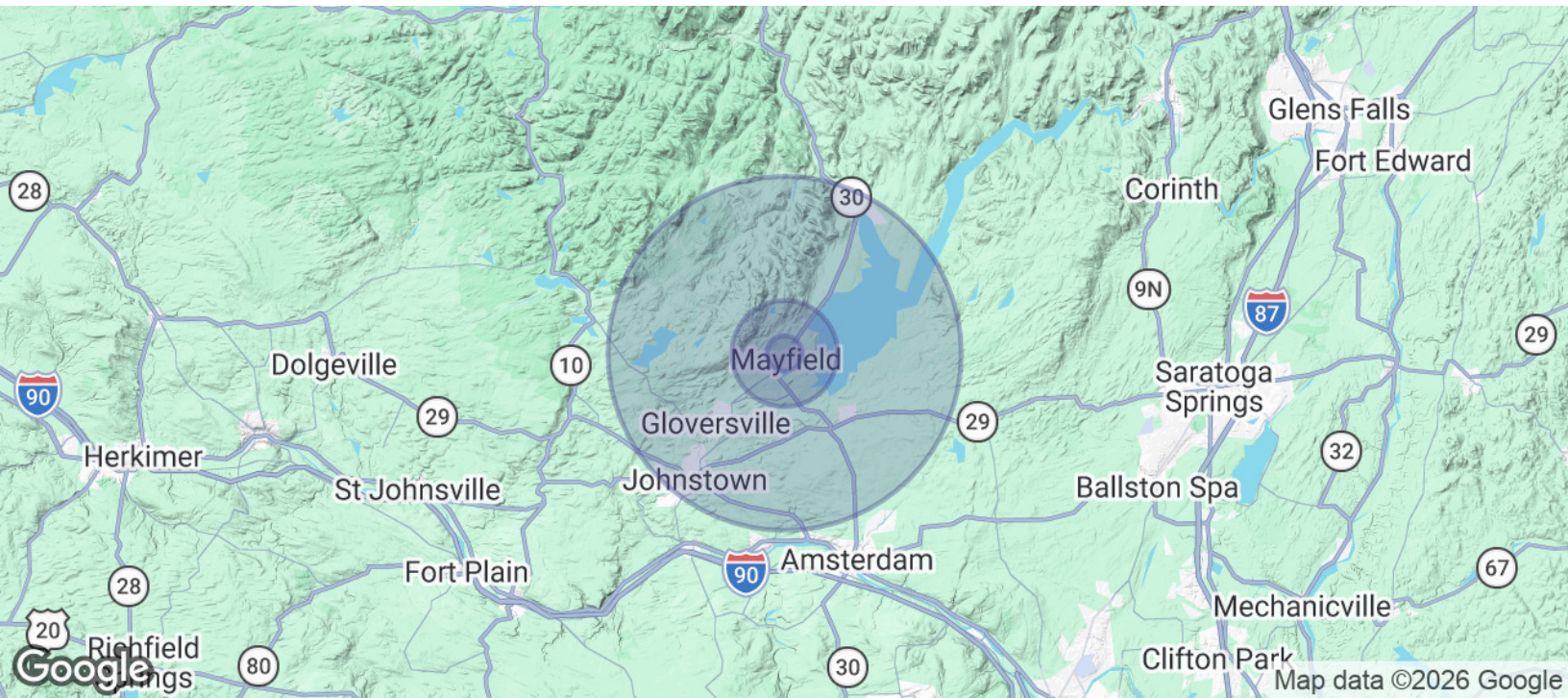
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	10 MILES
Total Population	618	3,841	46,976
Average Age	45.0	41.8	43.7
Average Age (Male)	38.1	39.4	41.9
Average Age (Female)	47.7	43.6	44.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	10 MILES
Total Households	253	1,496	20,162
# of Persons per HH	2.4	2.6	2.3
Average HH Income	\$90,132	\$90,513	\$80,418
Average House Value	\$167,810	\$193,641	\$199,872

2023 American Community Survey (ACS)

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