

RETAIL FOR LEASE

## 6 DEPOT ST

6 DEPOT STREET, WASHINGTONVILLE, NY 10992



**KW COMMERCIAL - CENTRAL VALLEY**

69 Brookside Avenue, Suite 225  
Chester, NY 10918



Each Office Independently Owned and Operated

**PRESENTED BY:**

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6 DEPOT STREET



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## PROPERTY PHOTOS

6 DEPOT STREET





# UNIT 103

6 DEPOT STREET



## OFFERING SUMMARY

**AVAILABLE SF:** 1,109

**LEASE RATE:** \$22 / SF / YR

**YEAR BUILT:** 2007

**ZONING:** B-G: Business General District

## PROPERTY OVERVIEW

This spacious 1,109 sq ft unit is a finished retail or office space ready for immediate use. It includes a large open area, two private offices, a bathroom, and a kitchenette, making it a perfect fit for a variety of businesses.



## UNIT 203

6 DEPOT STREET



### OFFERING SUMMARY

**AVAILABLE SF:** 257

**LEASE RATE:** \$22 / SF / YR

**YEAR BUILT:** 2007

**ZONING:** B-G: Business General District

### PROPERTY OVERVIEW

Ideal for a single professional or small team, this finished 257 sq ft office space is compact yet highly functional.



## UNIT 204A

6 DEPOT STREET



### OFFERING SUMMARY

**AVAILABLE SF:**

500

**LEASE RATE:**

\$22 / SF / YR

**YEAR BUILT:**

2007

**ZONING:**

B-G: Business General District

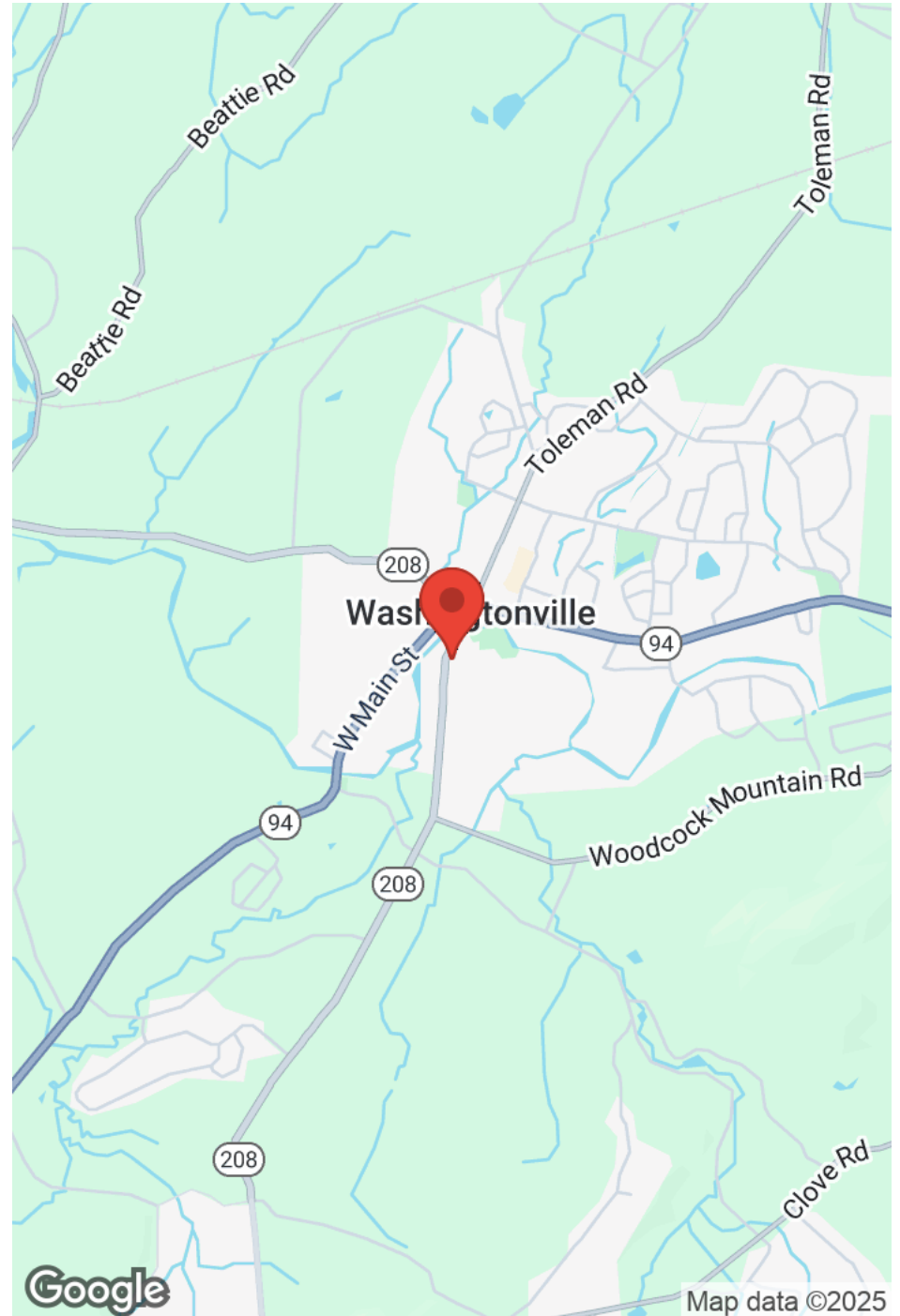
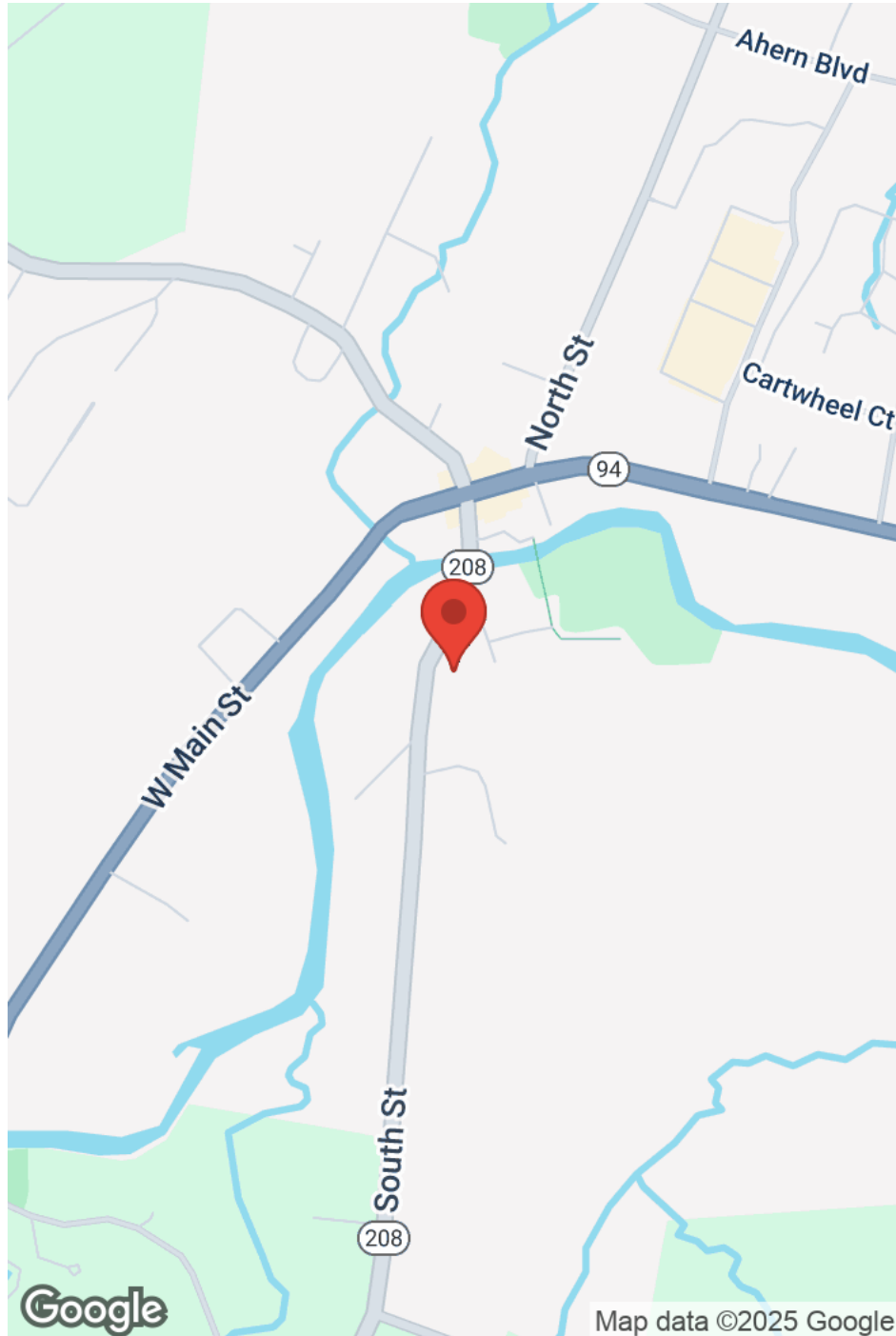
### PROPERTY OVERVIEW

Bring your vision to life in this 500 sq ft unfinished space. This blank canvas is ready to be customized to perfectly meet your specific business needs.



## LOCATION MAPS

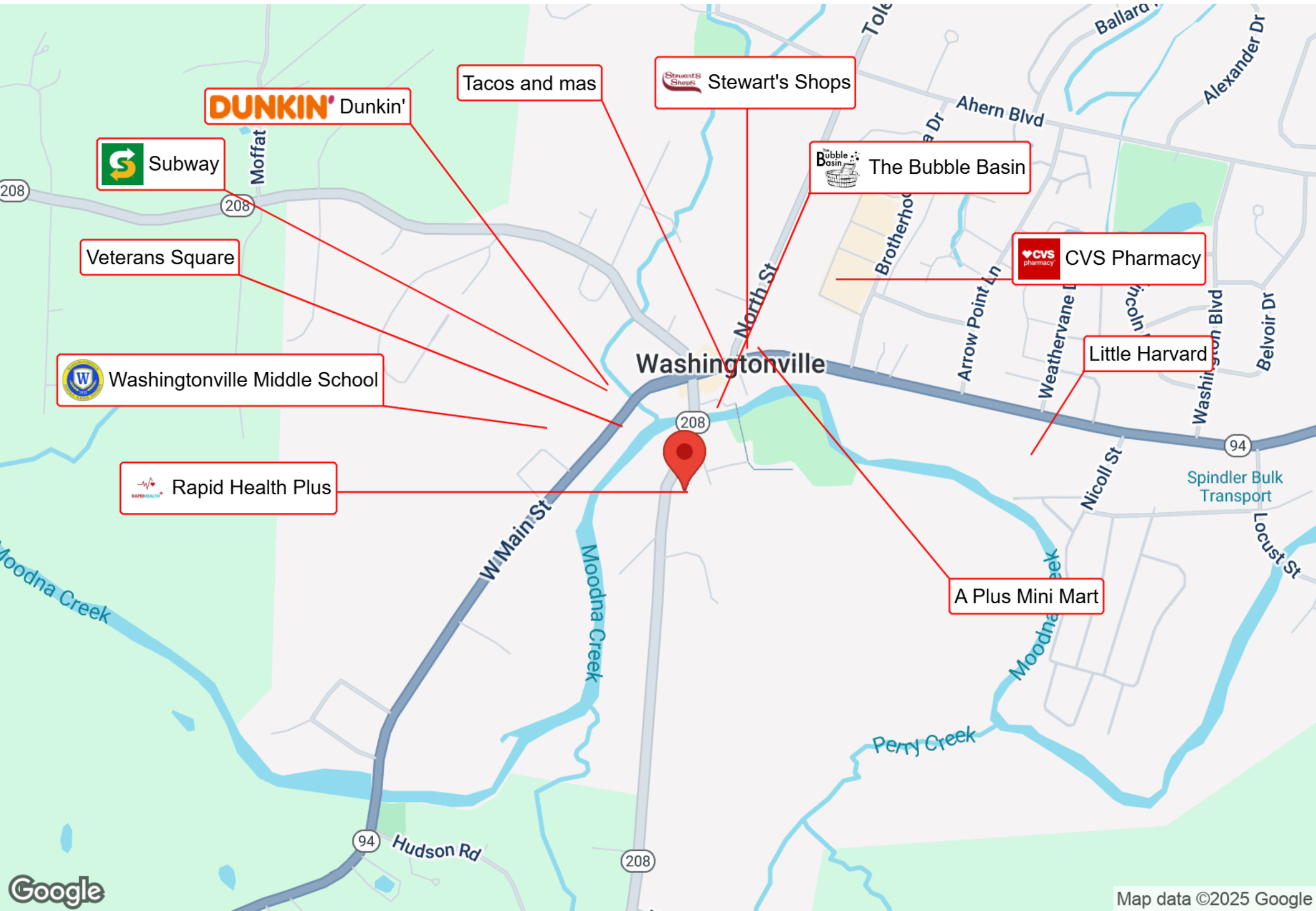
6 DEPOT STREET





BUSINESS MAP

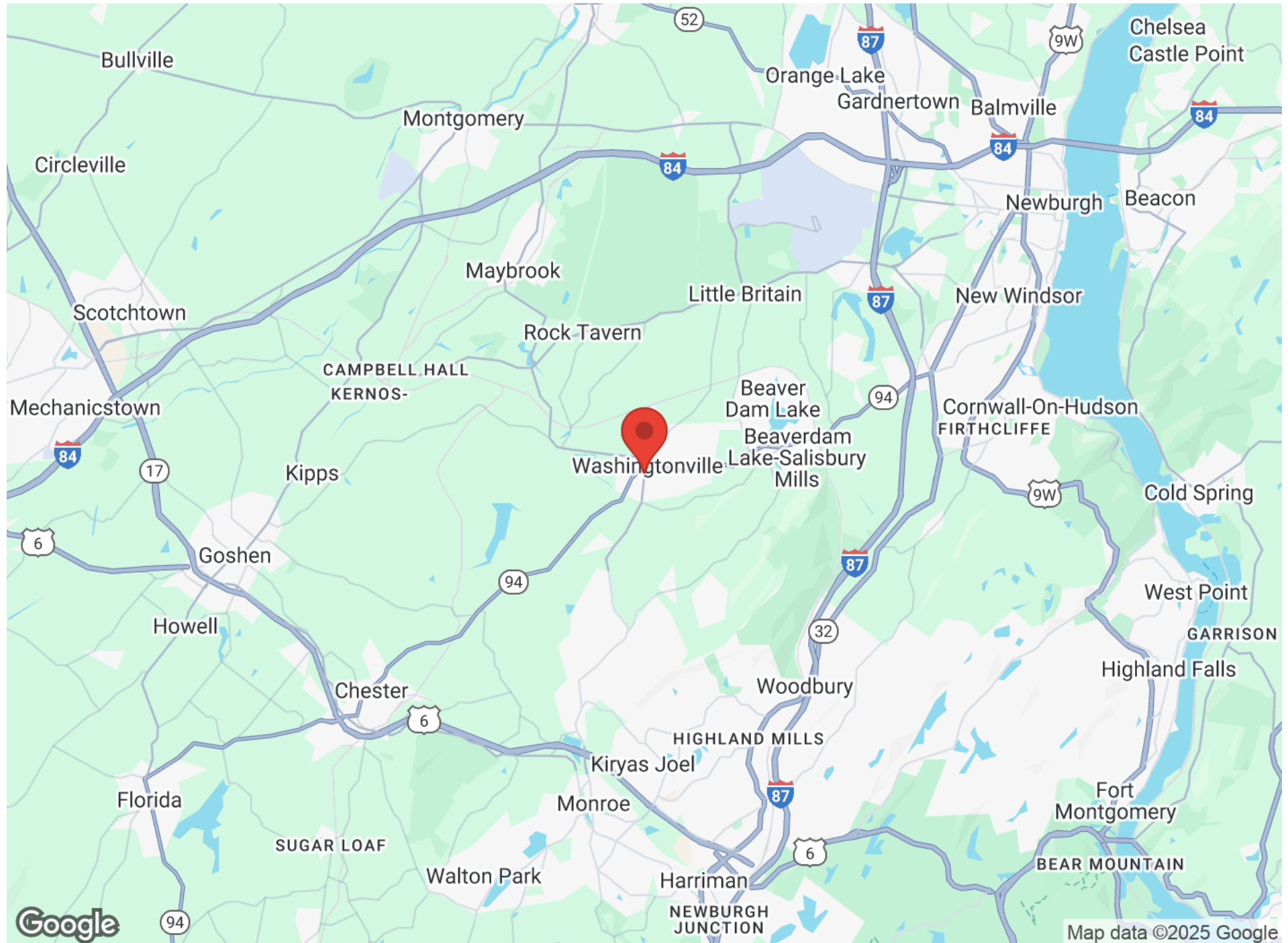
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# REGIONAL MAP

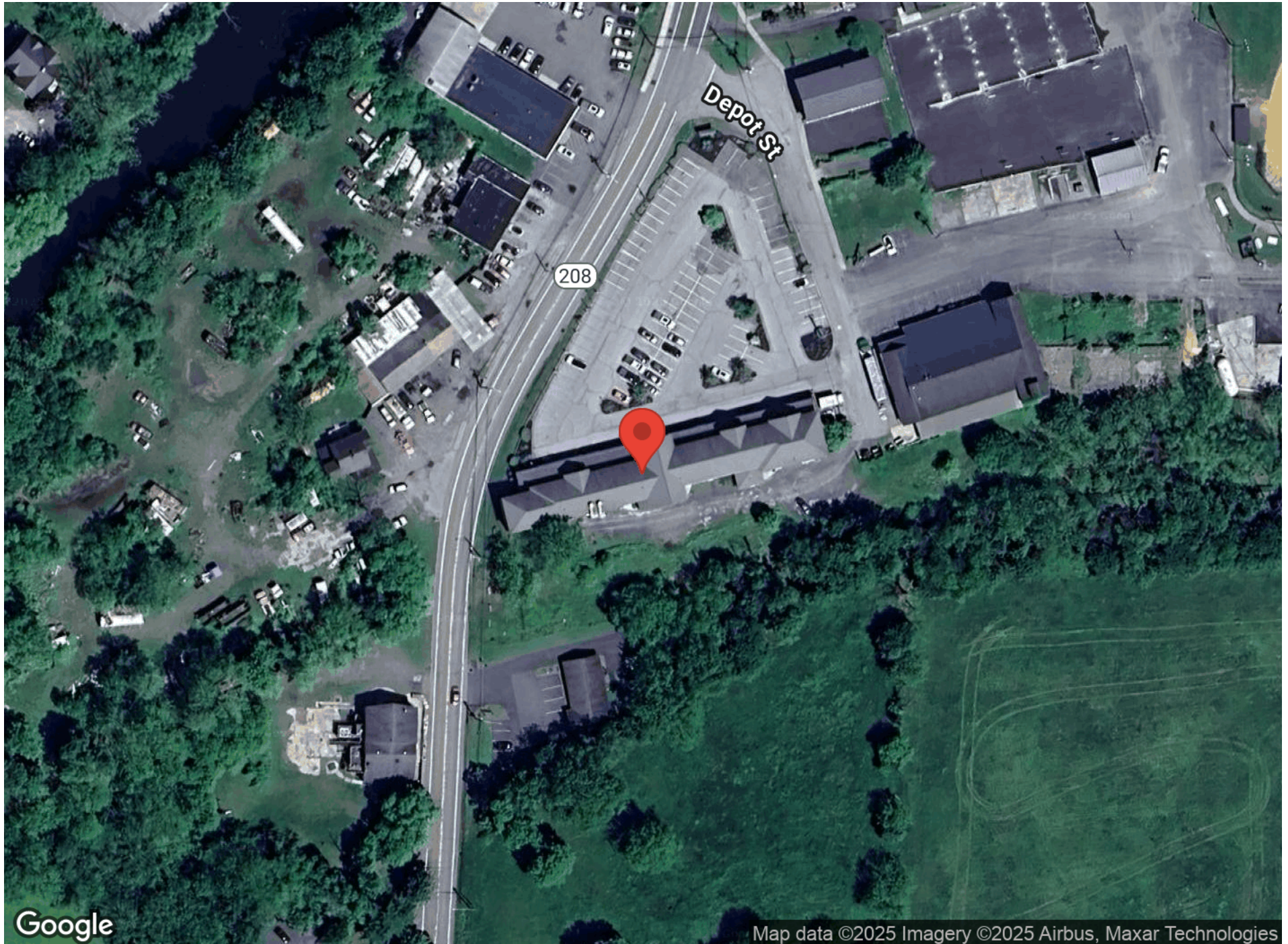
6 DEPOT STREET





# AERIAL MAP

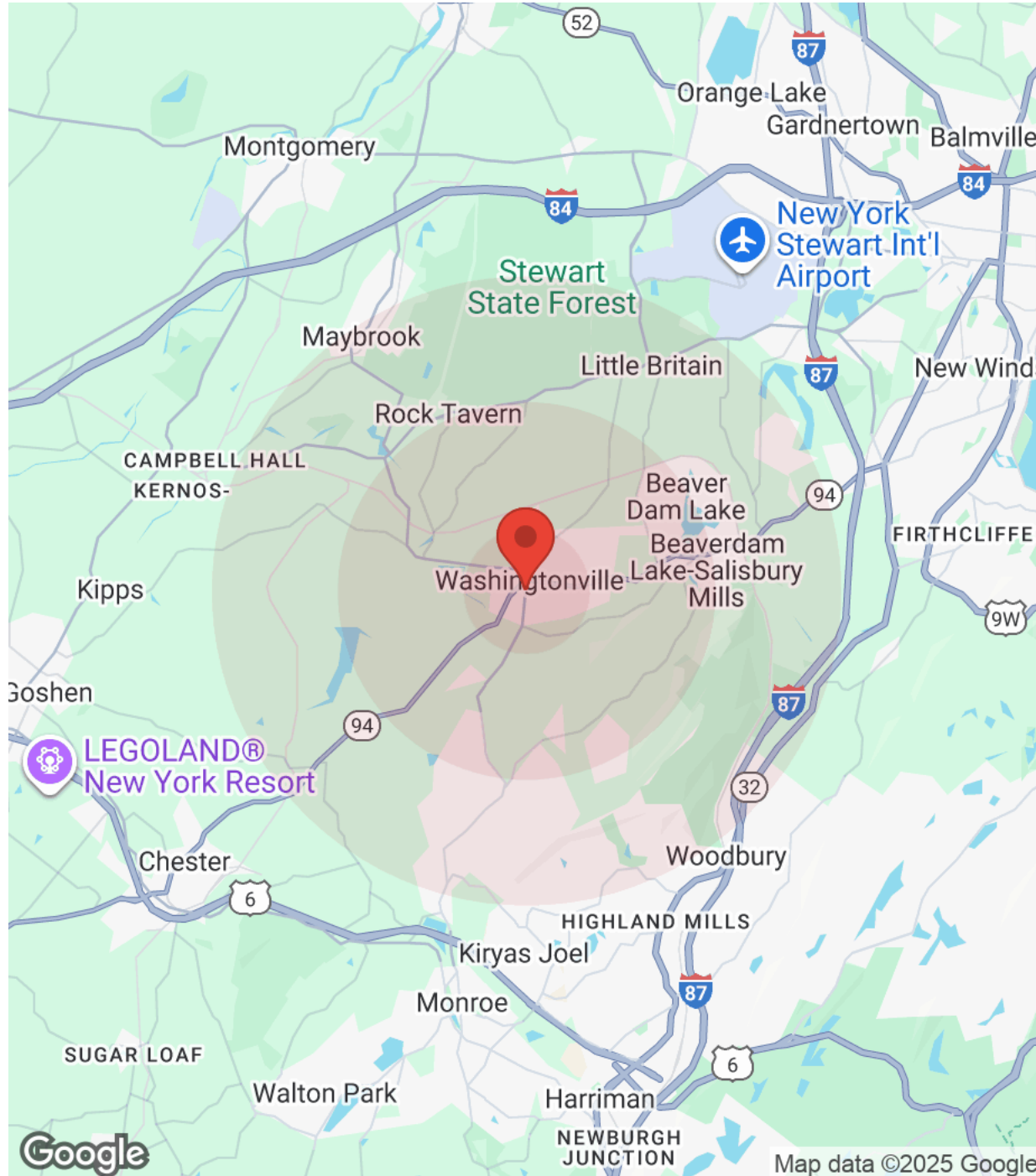
6 DEPOT STREET





# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	1,807	8,675	17,025
Female	1,889	8,585	16,970
Total Population	3,696	17,260	33,995

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	717	3,405	7,301
Ages 15-24	510	2,601	5,265
Ages 25-54	1,435	6,608	12,282
Ages 55-64	469	2,390	4,669
Ages 65+	565	2,256	4,478

Race	1 Mile	3 Miles	5 Miles
White	3,246	15,532	29,754
Black	224	703	1,620
Am In/AK Nat	N/A	28	37
Hawaiian	N/A	N/A	N/A
Hispanic	581	2,374	4,492
Multi-Racial	408	1,700	3,524

Income	1 Mile	3 Miles	5 Miles
Median	\$70,120	\$104,671	\$96,330
< \$15,000	135	303	571
\$15,000-\$24,999	256	447	664
\$25,000-\$34,999	156	259	526
\$35,000-\$49,999	119	473	911
\$50,000-\$74,999	169	997	1,919
\$75,000-\$99,999	228	999	1,834
\$100,000-\$149,999	398	1,703	2,917
\$150,000-\$199,999	43	496	1,080
> \$200,000	45	302	854

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,615	6,794	13,037
Occupied	1,542	6,255	11,991
Owner Occupied	1,078	5,365	10,231
Renter Occupied	464	890	1,760
Vacant	73	539	1,046