

# 613 NEW LOUDON ROAD

Latham, NY 12110

# SITE

FOR SALE | FORMER AUTO DEALERSHIP SPACE

EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price: \$4,500,000

Lot Size: 4.3 Acres

Building Size: 25,000 SF

MLS#: 202400695

## PROPERTY OVERVIEW

Approximately 4.3 acre site with 25,000 sf building. Currently leased to Carvana. Initial Lease term expires December 31, 2026. Financial info available to potential buyers. Tenant has two (2) three year options to extend.

- Great location on busy Rt. 9 corridor.
- Includes 603 New Loudon Road

## PROPERTY HIGHLIGHTS

- Great Location
- Plenty Of Parking
- Existing Lease In Place
- Price Includes Property At 603 New Loudon Road

### Paul Bulmer

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### Barry Feinman

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**VF Vanguard-Fine, LLC**  
Commercial Real Estate Professionals

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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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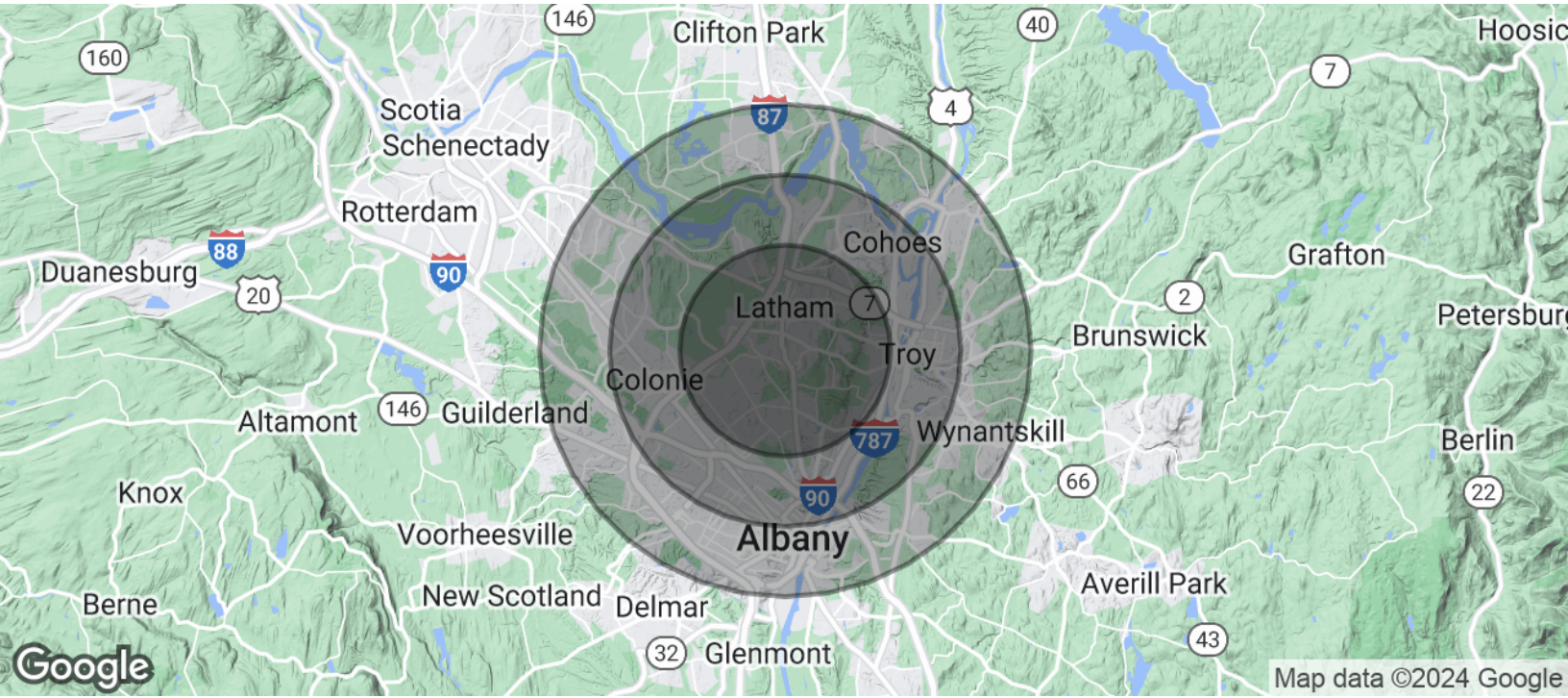
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DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	7 MILES
Total Population	52,998	191,253	321,666
Average Age	40.4	36.9	38.2
Average Age (Male)	38.8	35.3	36.7
Average Age (Female)	41.8	38.0	39.2

HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	23,613	87,051	151,345
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$87,566	\$69,119	\$72,993
Average House Value	\$264,738	\$185,329	\$188,221

2020 American Community Survey (ACS)

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