

**FOR
SALE**

MIDDLEBURGH MEADOWS PLAZA

174 MARJORIE LANE
MIDDLEBURGH, NY 12122

MIDDLEBURGH MEADOWS PLAZA



GROCERY ANCHORED MULTI-TENANT RETAIL PLAZA INVESTMENT OPPORTUNITY

Two buildings on 4.00 acres totaling 24,002 SF

Recently constructed in 2018

Municipal water and private septic

4,703 AADT

120 parking spaces (5:1)

NNN leases with annual increases

6.72% cap rate

Priced at only \$122 PSF

Adjacent to new market-rate single family residential development project

FOR SALE

\$2,950,000

\$122.91 PSF

**FOR MORE
INFORMATION
PLEASE
CONTACT**

RUDY R. LYNCH, CCIM

Associate Real Estate Broker
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Adding Value Through Professional Real Estate Services

The information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing.
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EXECUTIVE SUMMARY

Middleburgh Meadows Plaza presents investors with the opportunity to acquire a grocery-anchored, high-quality, stabilized retail asset located at 174 Marjorie Lane in Middleburgh, New York. The property is offered at \$2,950,000, representing an attractive 6.72% capitalization rate.

Constructed in 2018, the plaza consists of two modern retail buildings totaling 24,002 square feet situated on 4.00 acres of land. The property benefits from municipal water service and a private septic system, ensuring low operating costs and reliable utility infrastructure.

Anchored by a national/regional grocery tenant, Middleburgh Meadows Plaza serves as a key retail destination for the surrounding community. The property offers 120 on-site parking spaces with a parking ratio of (5:1) and enjoys excellent visibility and access from a major thoroughfare with 4,703 Average Annual Daily Traffic (AADT).

With its newer construction, strong tenant base, and stable income, this offering represents an excellent opportunity for investors seeking reliable cash flow and long-term appreciation in upstate New York's retail market.



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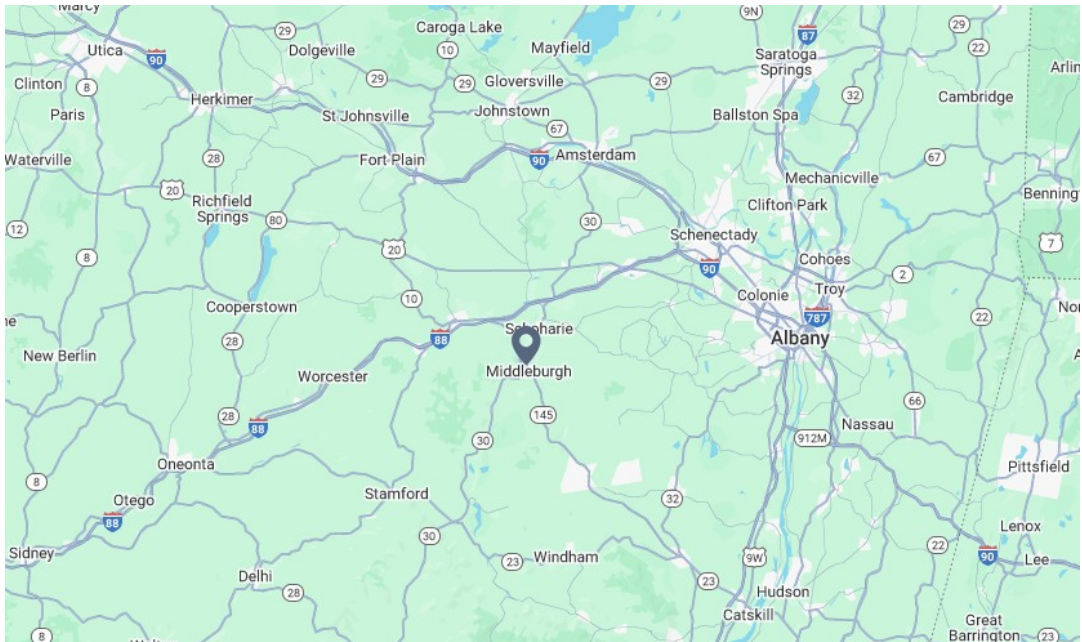
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TAX MAP



LOCATION



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DEMOGRAPHICS

Population

	2 miles	5 miles	10 miles
2020 Population	1,955	5,168	18,435
2024 Population	1,768	4,827	18,356
2029 Population Projection	1,764	4,848	18,590
Annual Growth 2020-2024	-2.4%	-1.7%	-0.1%
Annual Growth 2024-2029	0%	0.1%	0.3%
Median Age	48.9	48.7	44.3
Bachelor's Degree or Higher	19%	22%	25%
U.S. Armed Forces	2	3	6

Households

	2 miles	5 miles	10 miles
2020 Households	870	2,277	7,740
2024 Households	781	2,115	7,637
2029 Household Projection	777	2,121	7,738
Annual Growth 2020-2024	-2.0%	-1.1%	0.2%
Annual Growth 2024-2029	-0.1%	0.1%	0.3%
Owner Occupied Households	571	1,591	5,462
Renter Occupied Households	207	529	2,276
Avg Household Size	2.2	2.2	2.2
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$22.5M	\$63.2M	\$233.2M

Income

	2 miles	5 miles	10 miles
Avg Household Income	\$73,953	\$78,727	\$84,979
Median Household Income	\$60,223	\$64,465	\$65,770

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