

# FOR LEASE | RETAIL SPACE

4630 Commercial Drive, New Hartford, New York



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## PROPERTY HIGHLIGHTS

- ◆ 1,463 SF retail or office space for lease in Aspen Plaza
- ◆ Sub-lease opportunity on Commercial Drive, a major retail corridor
- ◆ Co-Tenants: Moe's Southwest Grill, T-Mobile & Aspen Dental
- ◆ Desirable market with surrounding tenants: Target, HomeGoods, Dick's Sporting Goods, Boscov's, JCPenney, Macy's, Men's Warehouse, At Home, Big Lots, Olive Garden, Hobby Lobby
- ◆ Aspen Plaza is situated near NYS Route 840
- ◆ Excellent visibility and high traffic with 24,163 AADT

**[READY TO MAKE A DEAL? CLICK HERE NOW!](#)**



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5 Oxford Road  
New Hartford, New York 13413

151 Northern Concourse  
Syracuse, New York 13212

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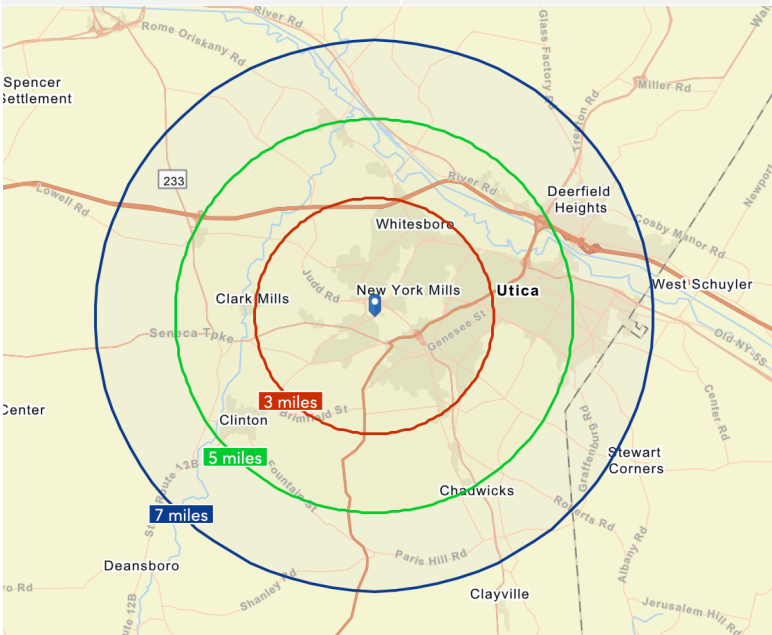
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## LATITUDE      LONGITUDE

43.08721

-75.31379



## DEMOGRAPHICS

By Radius	3 Mile	5 Mile	7 Mile
Population	43,202	96,582	127,855
Households	18,808	38,790	50,086
Median HH Income	\$57,559	\$49,556	\$50,940
Daytime Population	54,881	110,924	142,580
Businesses	1,876	3,775	4,525
Employees	32,753	61,852	75,883

SOURCE: ESRI Report 11/19/2019

## TRAFFIC COUNTS

Roadway	Volume Count
Commercial Drive	24,163 AADT



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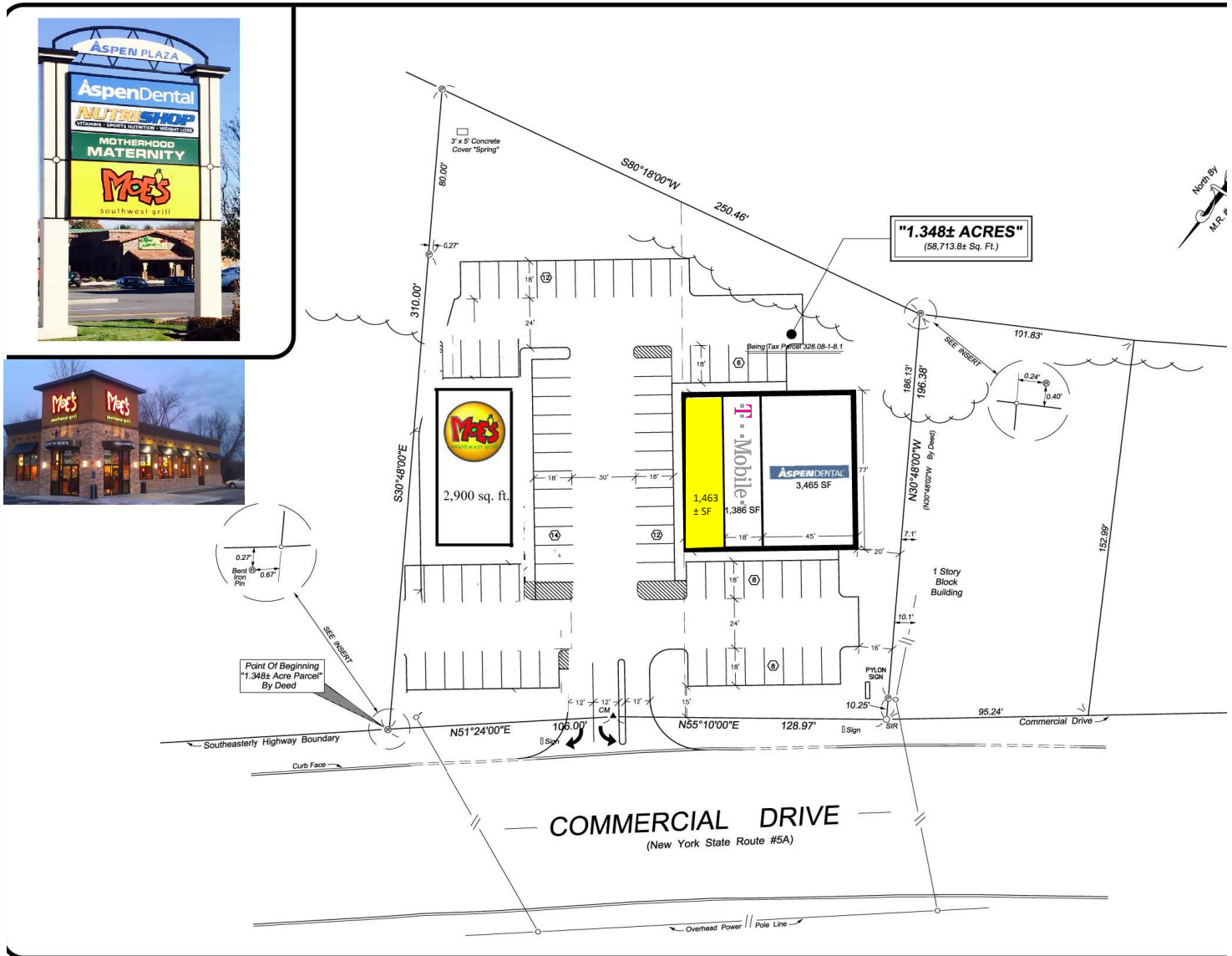
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**Site Plan**



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## PROPERTY OVERVIEW

Common Name:	Aspen Plaza
Legal Address:	4630 Commercial Drive New Hartford, NY 13413 Oneida County Town of New Hartford
Nearest Cross Street:	NYS Route 840
Tax Parcel ID:	328.008-1-8.1
Proximity to Highway:	.3 ± miles from NYS Route 840
Public Transportation Access:	Yes
Parcel Size / Frontage	1.3 ± acres
Parking Spaces	76 ±
Year Built/ Last Renovated	2006 / 2012
Total Building Area:	9,149 ± SF
Available Space:	1,463 ± SF
HVAC:	Rooftop units
Sprinkler System:	Yes
Utilities:	Public gas, sewer, water & electric
Signage:	Storefront / Pylon
Ceiling Height:	10' ±
Loading Facilities:	N/A
Zoning:	C1 – General Commercial District
Sale Price:	N/A
Lease Rate:	\$ 25.00 SF
Lease Type:	N-N-N
CAM/INS/RE TAXES	\$ 8.82 ± SF



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