

587 LAKE FLOWER AVE

Saranac Lake, NY 12983

FOR SALE | LAND

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$500,000

Lot Size: 0.5 Acres

Price / SF: \$22.96

PROPERTY OVERVIEW

Join Aldi in Saranac Lake, NY! This .5 acre of land is conveniently situated adjacent to the recently developed Aldi Supermarket. This strategically located parcel offers the ideal setting for businesses looking to thrive in a bustling community setting. With the newly redeveloped Aldi Supermarket as your neighbor, you'll benefit from the steady stream of local and visiting patrons, ensuring visibility and accessibility for your venture. For further details on how to make this prime location yours, contact our dedicated listing brokers today. Don't miss out on the chance to establish your business at the heart of Saranac Lake's thriving commercial landscape.

PROPERTY HIGHLIGHTS

- Prime location in Saranac Lake area
- High visibility for potential customers
- Strong potential for high foot traffic
- Proximity to other commercial establishments
- Accessible and convenient for customers

Christopher Farrell

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Barry Feinman

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VF Vanguard-Fine, LLC
Commercial Real Estate Professionals

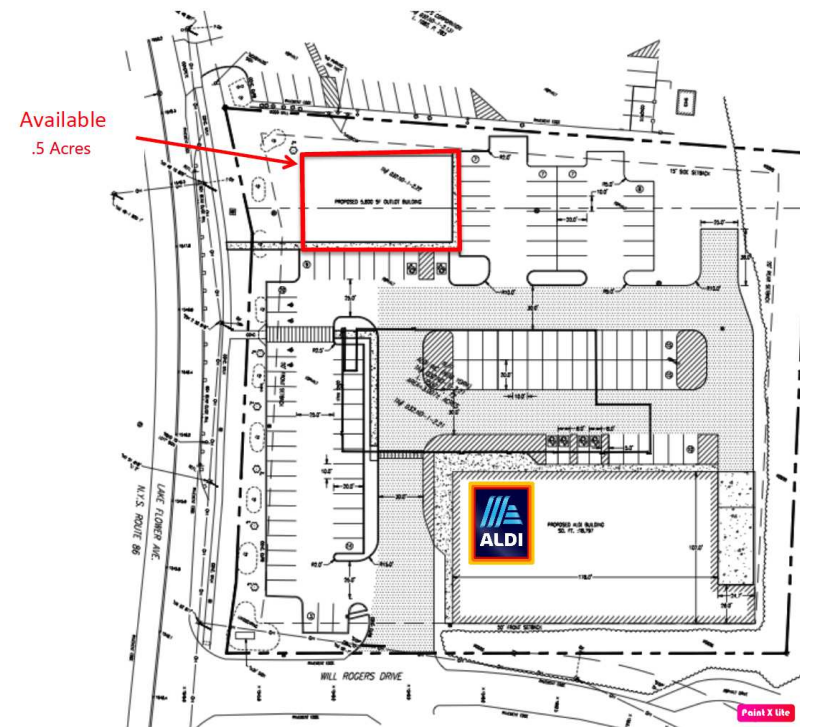
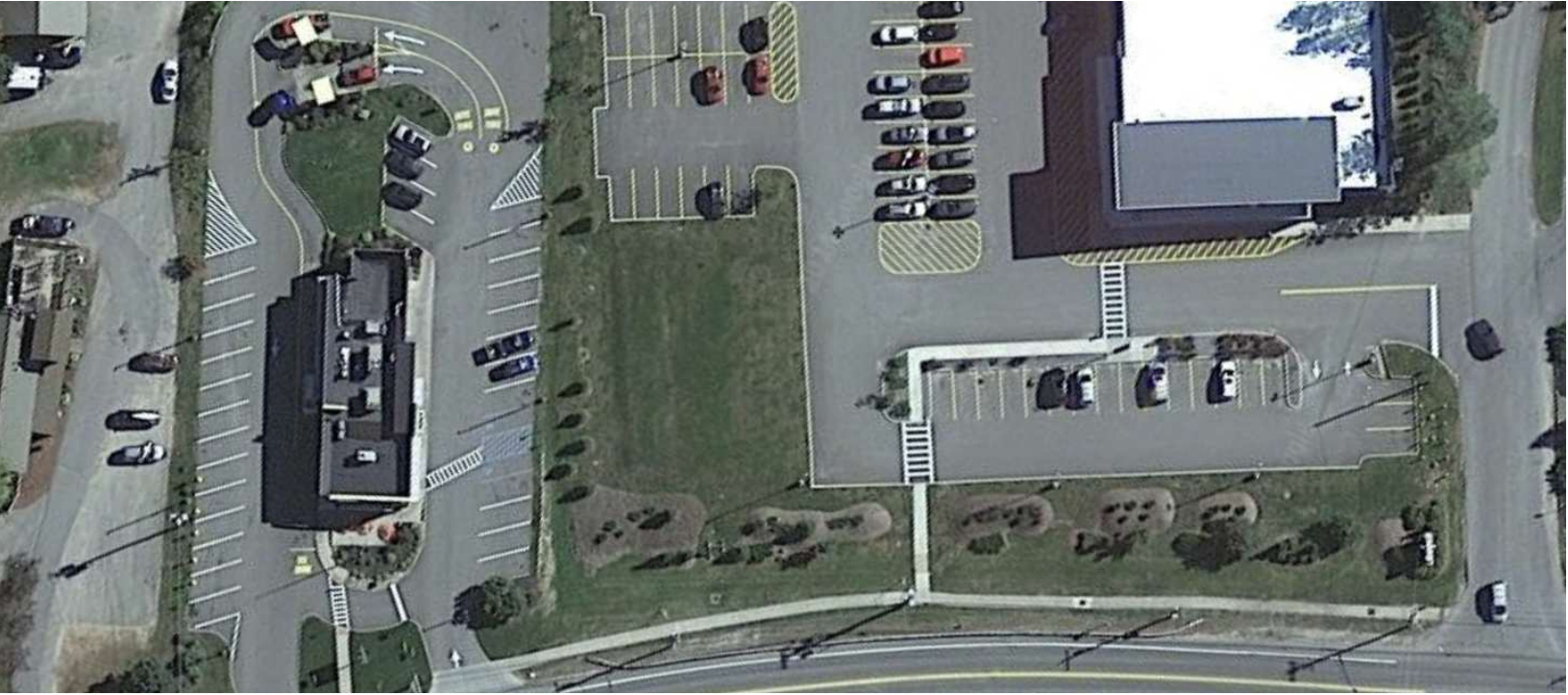
Vanguard-Fine, LLC Commercial Real Estate Professionals is a Licensed Real Estate Broker
This plan is for informational purposes only and no representations are made. Current conditions must be confirmed by each prospective buyer/tenant

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ADDITIONAL PHOTOS



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LOCATION MAP



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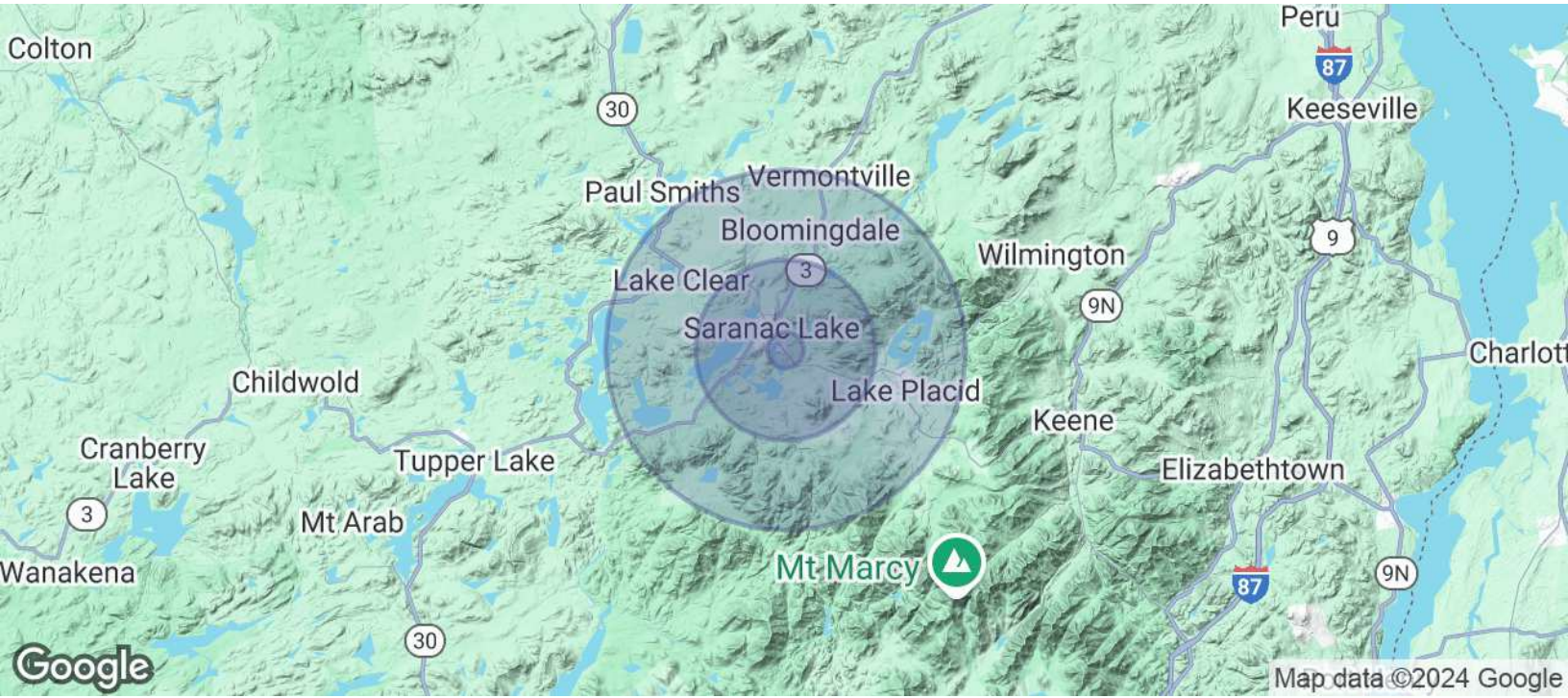
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	210	3,146	11,174
Average Age	33.1	37.5	38.3
Average Age (Male)	31.6	36.4	37.2
Average Age (Female)	40.7	41.7	41.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	84	1,309	4,587
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$71,628	\$63,225	\$61,225
Average House Value	\$221,331	\$204,349	\$199,201

2020 American Community Survey (ACS)

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