

# 3324 ROUTE 11

Malone, NY 12953

FOR LEASE | RETAIL SPACE

EXECUTIVE SUMMARY



## OFFERING SUMMARY

Available SF: 13,400 SF

Lease Rate: \$10.00 SF/yr (Gross)

Lot Size: 15.0 Acres

Building Size: 70,300 SF

## PROPERTY OVERVIEW

3 Available spaces ranging from 7,300 Sq. Ft.- 13,400 Sq. Ft. For more information please contact the listing brokers.

## PROPERTY HIGHLIGHTS

- Great Co-Tenants
- Great Traffic

### Christopher Farrell

NYS Licensed Assoc. R.E. Broker  
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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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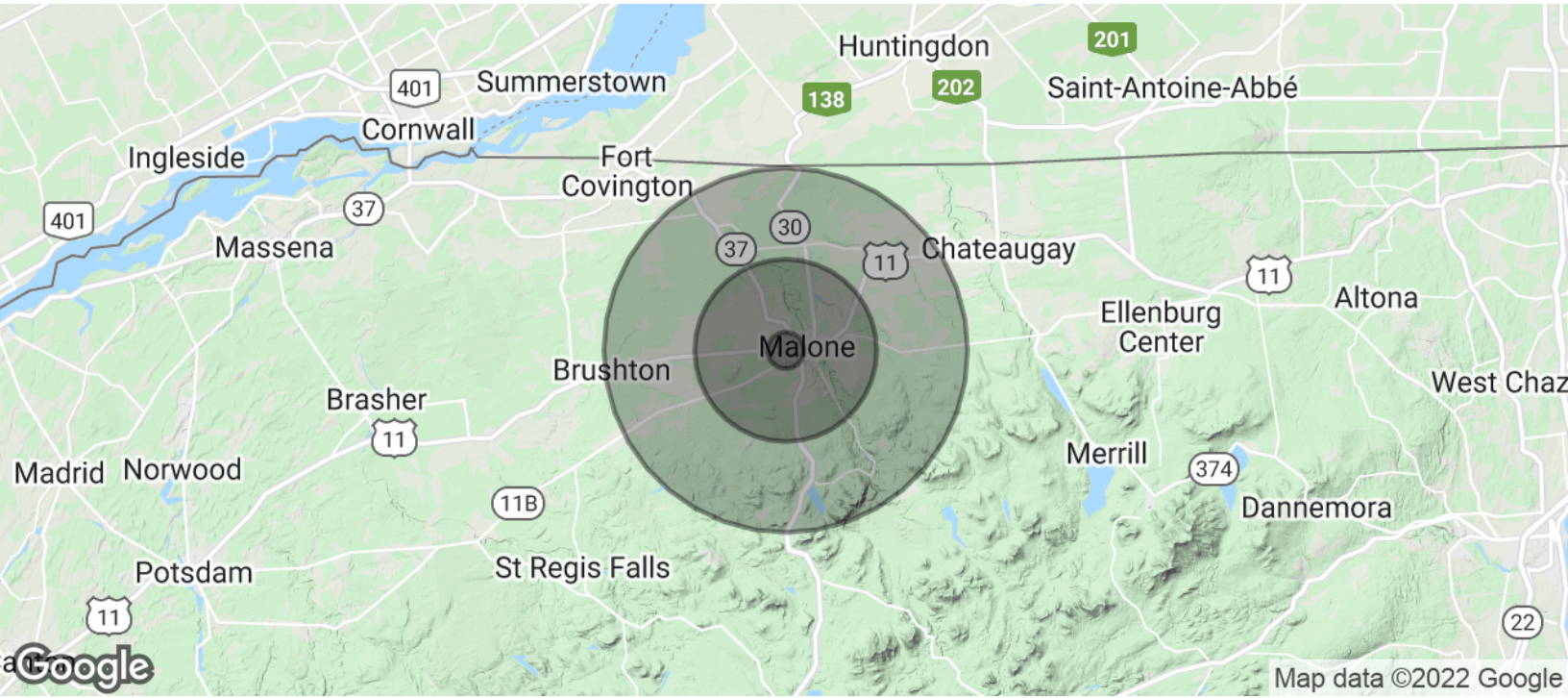
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,372	13,280	26,481
Average Age	39.0	38.2	38.3
Average Age (Male)	37.4	37.0	37.5
Average Age (Female)	42.8	42.7	41.6

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	457	3,653	8,107
# of Persons per HH	3.0	3.6	3.3
Average HH Income	\$50,252	\$51,945	\$52,629
Average House Value	\$112,731	\$111,930	\$108,938

\* Demographic data derived from 2010 US Census

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