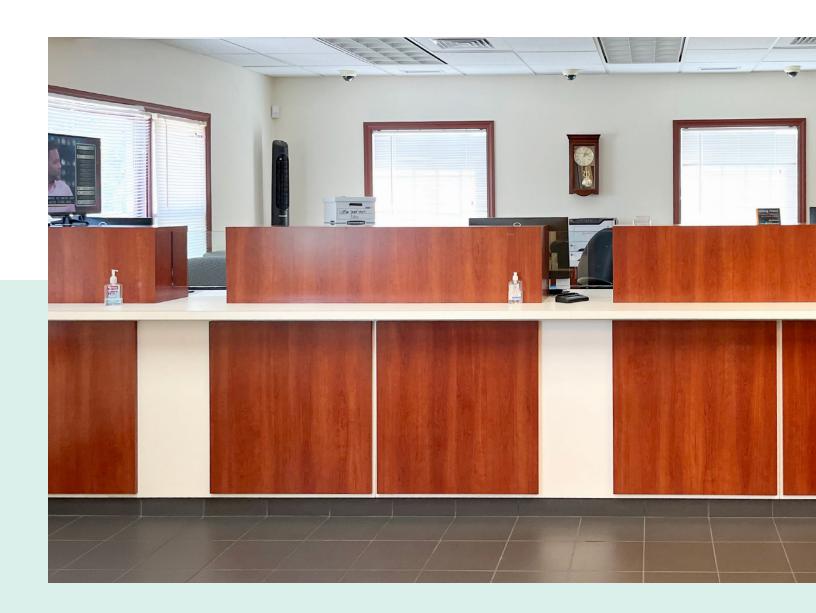


AVISON YOUNG



**AVAILABILITIES** 

1,639 RSF

LEASE RATE \$35.00/RSF NNN **POSSESSION** 

**Immediate** 

**TERM** 

5-10 years

## **HIGHLIGHTS**

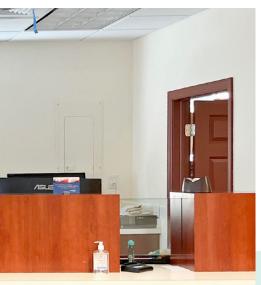
- Great for banking, medical, retail, or professional office
- Ample parking
- Building signage
- Traffic-light controlled access
- ATM location
- Minutes to the Merritt Parkway and Route 7

## **RADIUS POPULATION**

	1-MILE	2-MILES	3-MILES
2024 Population	4,665	19,826	48,896
Aged 21 to 54	52%	52%	52%
% Income 100,000	70%	66%	60%

# **RADIUS HOUSEHOLDS**

	1-MILE	2-MILES	3-MILES
2024 Households	1,954	7,893	18,746
Average Bachelors Degree or Higher	60%	59%	55%
Average Household Income	\$183,146	\$172,415	\$159,556











For more information, please contact:

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