

# 124 MAIN STREET

Cooperstown, NY 13326

FOR LEASE | RETAIL SPACE

EXECUTIVE SUMMARY



## OFFERING SUMMARY

Available SF: 1,225 - 1,632 SF

Lease Rate: \$30.00 SF/yr (MG)

Building Size: 4,620 SF

MLS#: 201900474

## PROPERTY OVERVIEW

Great opportunity to be located in the Heart of Cooperstown, NY. Property offers the ability to have street vending directly across the street from the entrance of Doubleday Field and the Baseball Hall of Fame! Exterior of the building has been recently updated... Only 2 spaces left (1,225 and 1,632 SF). For more information please contact the listing Broker.

## PROPERTY HIGHLIGHTS

- Great Visibility
- Across from the Entrance of Doubleday Field
- Street Vending Available
- Building has been completely renovated and upgraded

### Christopher Farrell

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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 MAPS



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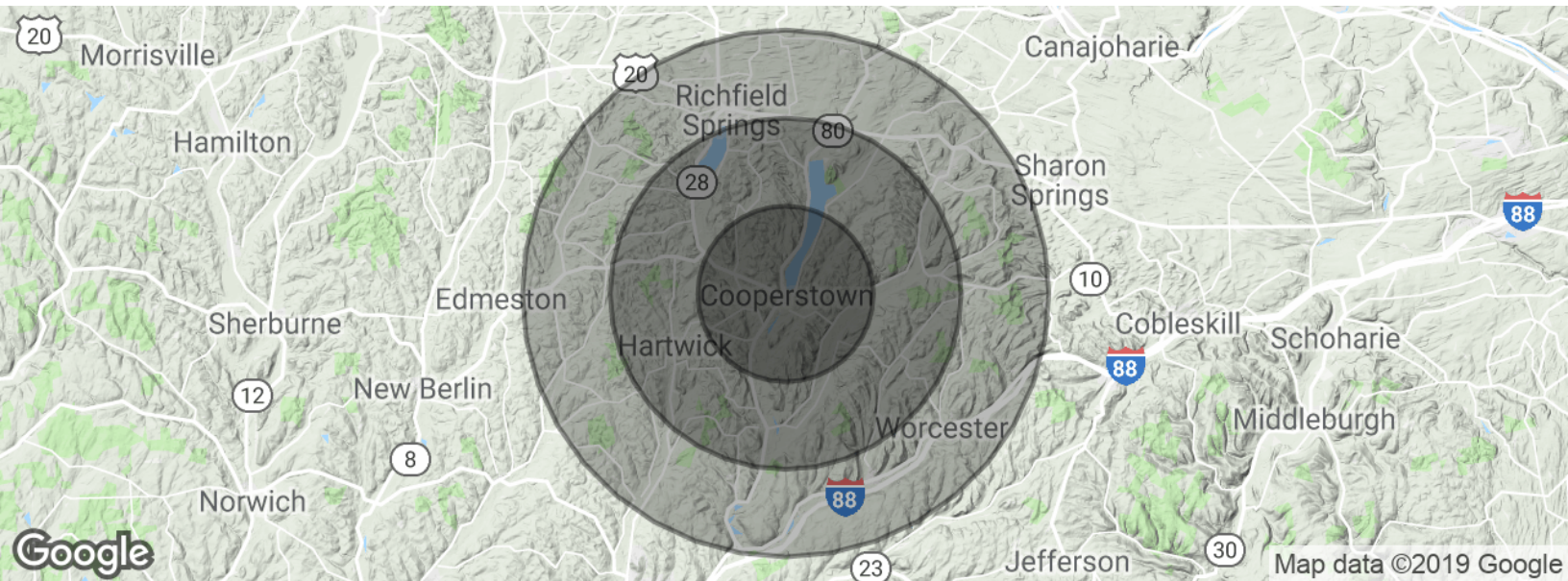
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DEMOGRAPHICS MAP & REPORT



## POPULATION

### 5 MILES

### 10 MILES

### 15 MILES

Total population	3,787	14,281	30,508
Median age	48.1	46.9	45.6
Median age (Male)	46.9	45.8	44.8
Median age (Female)	48.9	47.4	46.0

## HOUSEHOLDS & INCOME

### 5 MILES

### 10 MILES

### 15 MILES

Total households	1,620	5,977	12,572
# of persons per HH	2.3	2.4	2.4
Average HH income	\$71,753	\$66,937	\$61,651
Average house value	\$336,846	\$331,258	\$273,249

\* Demographic data derived from 2010 US Census

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