

# HUDSON AVE

Chatham, NY 12037

FOR SALE | LAND BUILD TO SUIT

EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price: \$450,000

Lot Size: 1.5 Acres

## PROPERTY OVERVIEW

1.5 ACRES OF RETAIL/OFFICE LAND  
ACROSS THE STREET FROM PRICE CHOPPER PLAZA  
Ideal site for medical office, veterinarian hospital or small retail

## PROPERTY HIGHLIGHTS

- Build To Suit also available
- 1.5 Acres
- Available Immediately
- Growing Community
- All Utilities On Site
- Excellent Visibility on Hudson Ave

### Kenneth Brownell

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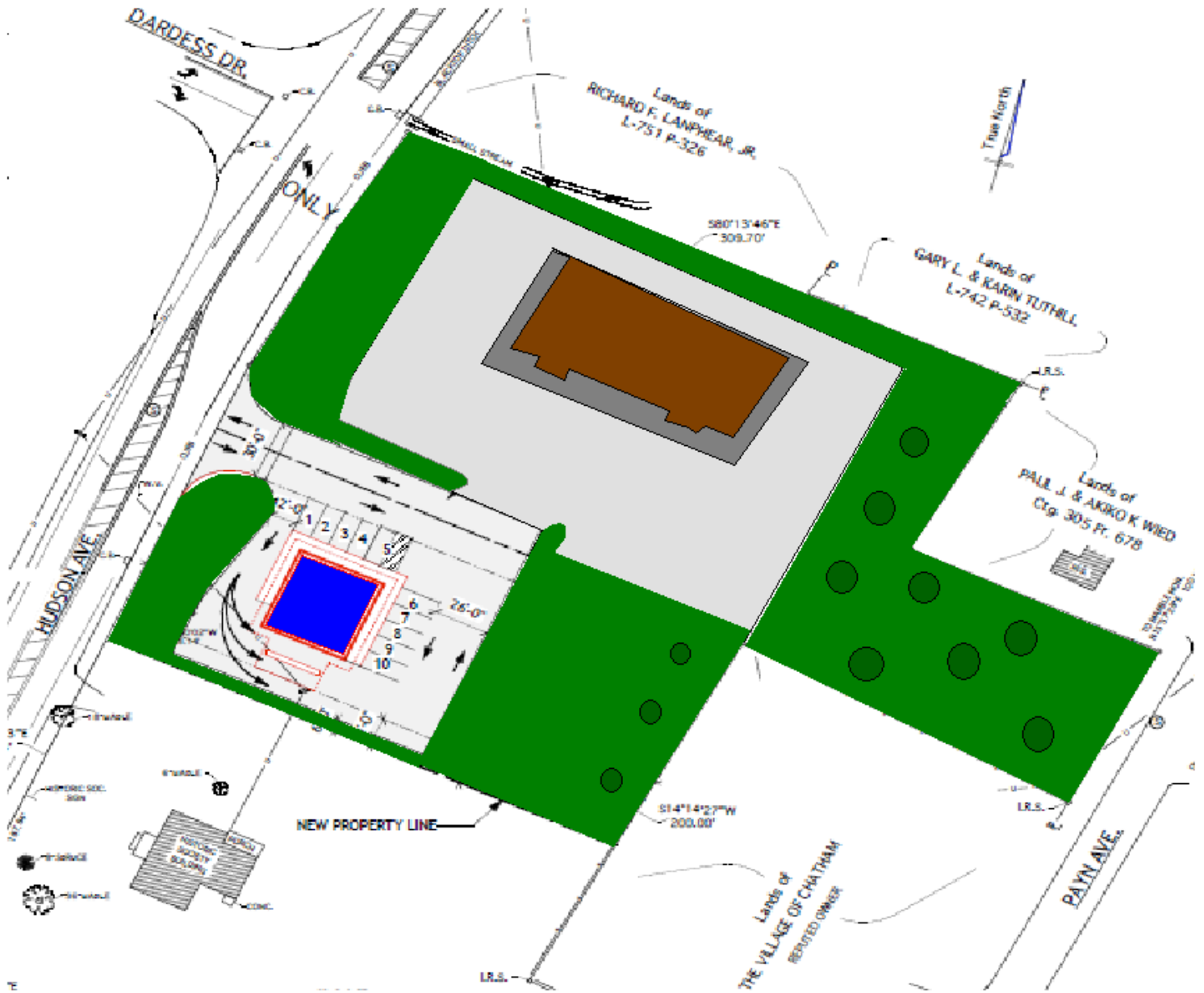
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This plan is for informational purposes only and no representations are made. Current conditions must be confirmed by each prospective buyer/tenant

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ADDITIONAL PHOTOS



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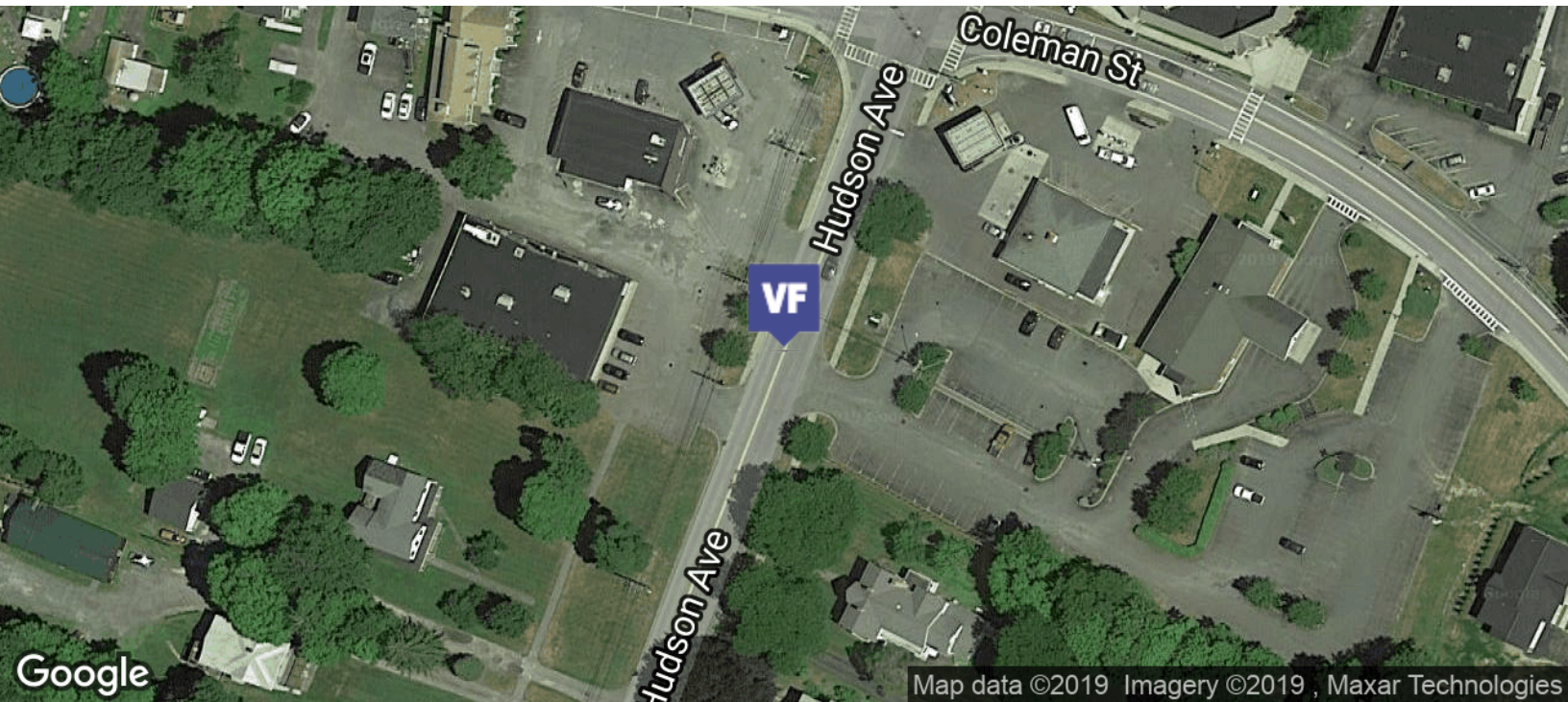
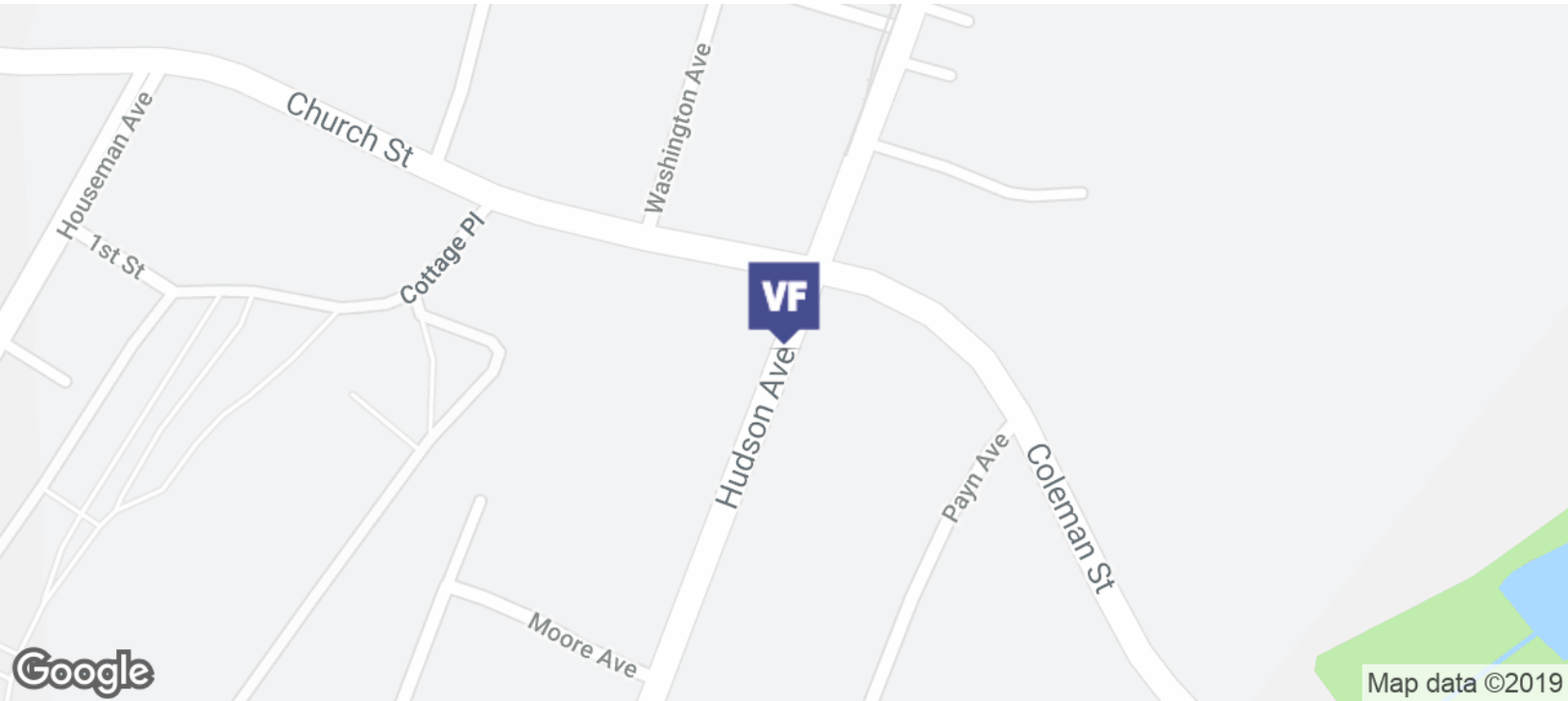
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LOCATION MAPS



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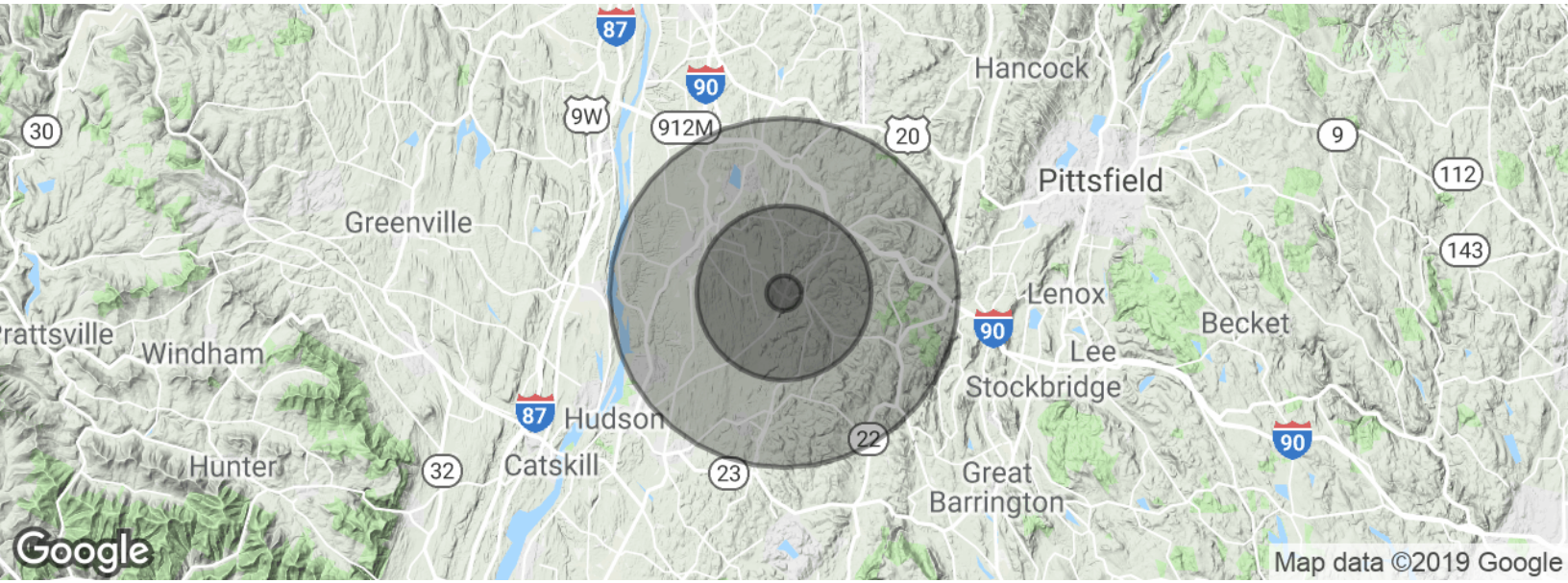
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DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	5 MILES	10 MILES
Total population	343	6,907	32,263
Median age	46.0	46.4	44.3
Median age (Male)	43.6	46.2	43.1
Median age (Female)	46.3	45.4	45.9

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	141	2,914	12,781
# of persons per HH	2.4	2.4	2.5
Average HH income	\$81,249	\$88,677	\$86,531
Average house value	\$263,123	\$314,354	\$295,424

\* Demographic data derived from 2010 US Census

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