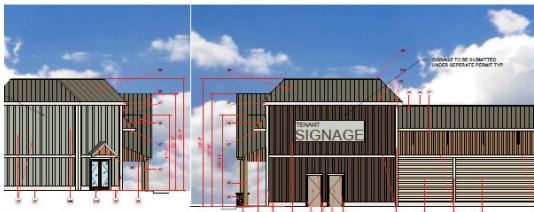




VAY)



4 PROPOSED SIDE ELEVATION (CEDAR ST)
SCALE: 1/8"=1'-0"

258 Broadway

258 Broadway, Saranac Lake, NY 12983



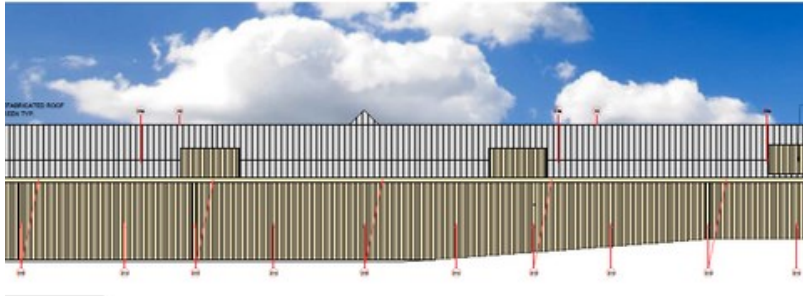
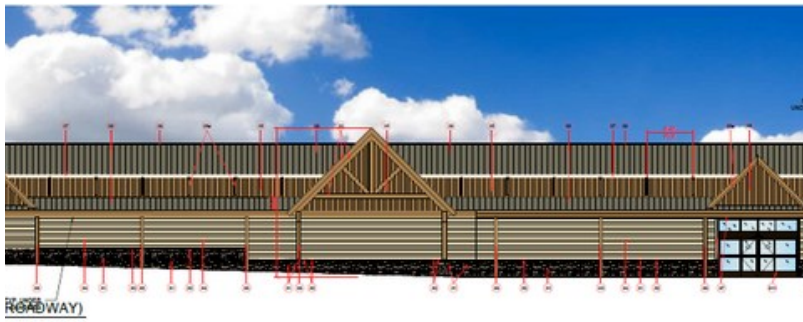
Sean Naughton

ARC Inc.

70 Junction Square Dr, Concord, MA 01742

snaughton@arc1932.com

(339) 499-8240



258 Broadway

Upon Request

Announcing 258 Broadway, an eagerly awaited addition to Saranac Lake's landscape, currently in the midst of construction and slated for completion on January 1st, 2025. This upcoming commercial gem is set to redefine standards, with a prominent anchor tenant returning to the fold.

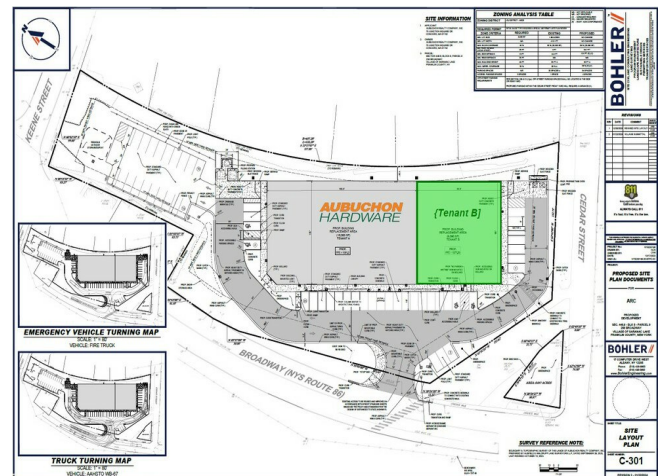
Nestled in the heart of Saranac Lake, this development promises not just a space, but an experience tailored to modern business needs. With meticulous design and amenities, 258 Broadway will accommodate a diverse array of retail industries, ensuring a dynamic environment for tenants.

Of notable mention is the return of Aubuchon Hardware as the anchor tenant, a long-standing fixture in the community. Their presence solidifies 258 Broadway's position as a sought-after destination, drawing both established businesses and newcomers alike.

- Heavy daytime traffic
- Lots of natural light
- Open plan, new construction



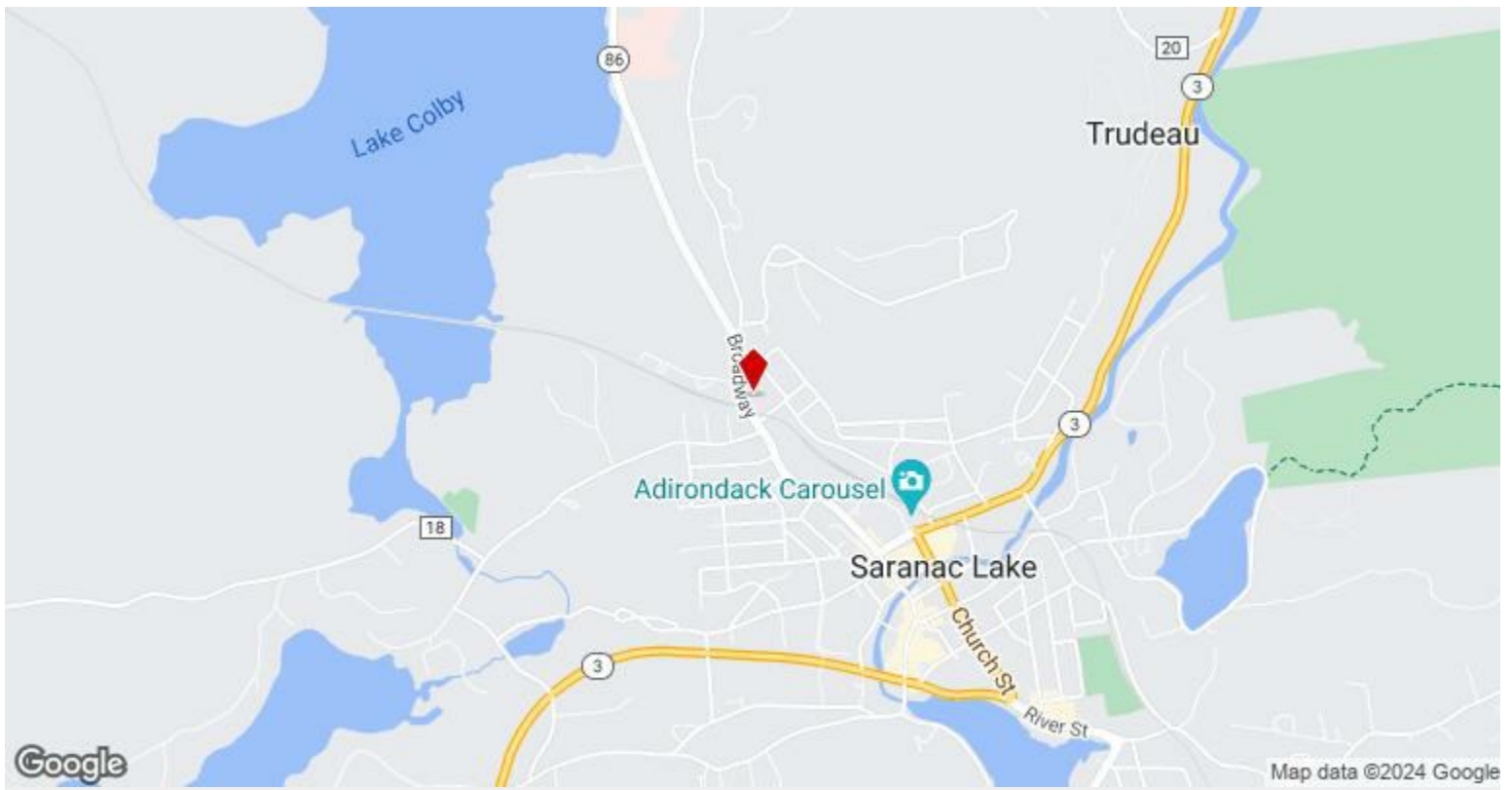
Rental Rate:	Upon Request
Property Type:	Retail
Property Subtype:	Freestanding
Gross Leasable Area:	25,088 SF
Year Built:	2024
Construction Status:	Under Renovation
Walk Score ®:	60 (Somewhat Walkable)
Rental Rate Mo:	Upon Request



1st Floor

Space Available	9,088 SF
Rental Rate	Upon Request
Date Available	January 01, 2025
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

This newly constructed space at 258 Broadway is set to debut on January 1, 2025. The area, spanning 9,088 square feet, offers a fresh canvas for businesses seeking to make their mark in Saranac Lake's evolving landscape. Crafted with meticulous attention to detail, this space embodies modernity and adaptability, ready to be customized to meet the unique needs of tenants. Whether envisioned as a single expansive unit or subdivided to cater to specific requirements, this area promises unparalleled flexibility. Positioned within a prime location and boasting contemporary amenities, this newly constructed space presents an ideal setting for retail and other commercial ventures. Be among the first to occupy this transformative space and shape the future of 258 Broadway.



258 Broadway, Saranac Lake, NY 12983

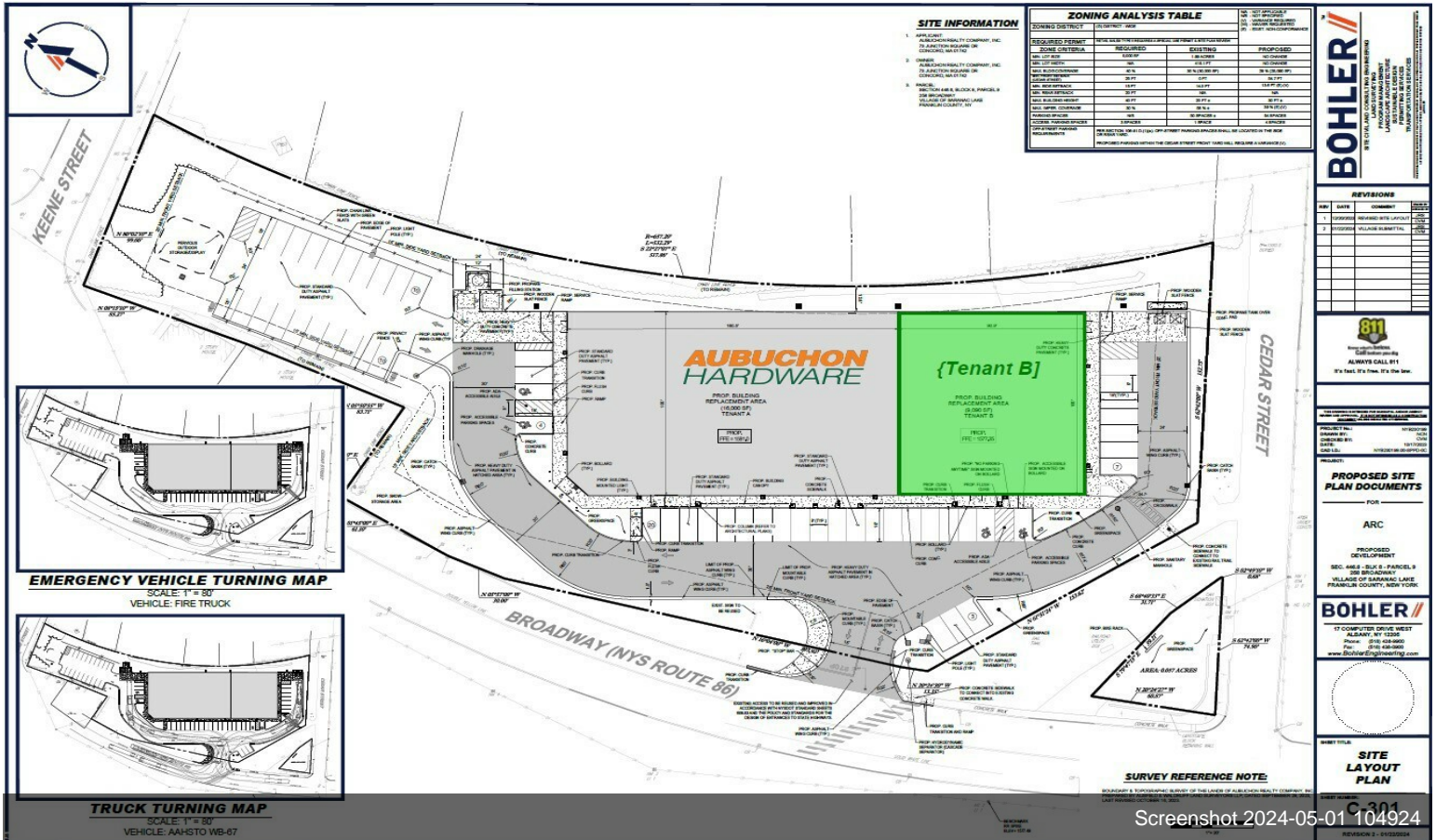
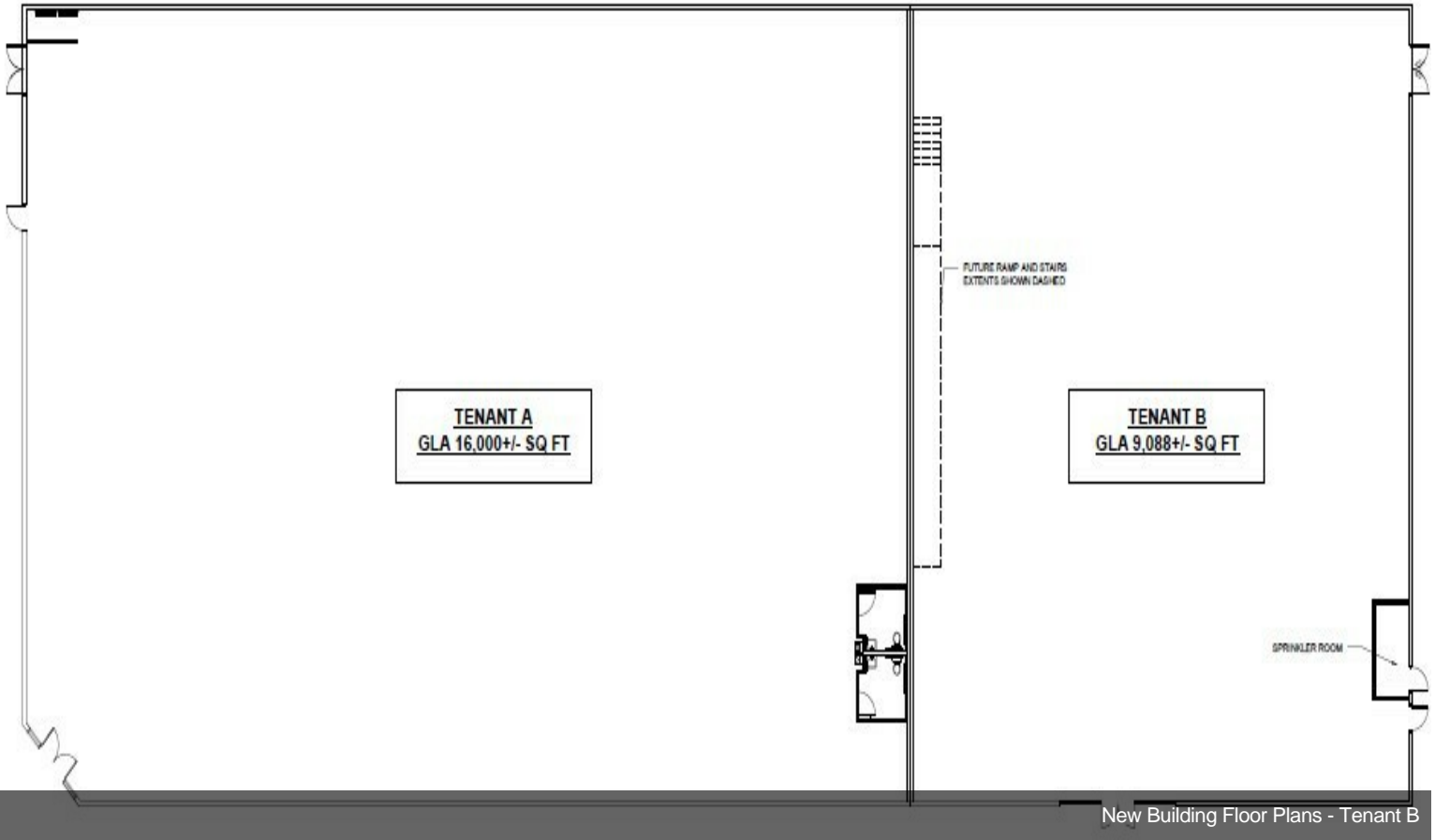
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With completion on the horizon, now is the time to secure your spot in this landmark development. Join Aubuchon Hardware and other forward-thinking enterprises in shaping Saranac Lake's future at 258 Broadway. Reach out today to reserve your space and become part of this transformative journey.

Property Photos



Property Photos

