

# 2460 NEW YORK 30

Mayfield, NY 12117

FOR LEASE | INTERIOR RETAIL SPACE

EXECUTIVE SUMMARY



## OFFERING SUMMARY

Available SF: 1,000 Sq. Ft. Space  
2 AC Pad Site

Lease Rate: Negotiable

## PROPERTY OVERVIEW

Exceptional retail opportunity to join a high-traffic convenience hub anchored by Sunoco and Dunkin'. Approximately 1,000 SF of former Subway space is available for lease inside this busy location, offering immediate access to established daily traffic and a built-in customer base.

In addition, the property features an approximately 2-acre pad site available for ground lease—ideal for a freestanding retail, quick-service, automotive, or service-oriented user seeking strong Route 30 visibility and steady regional traffic flow.

This is a rare opportunity to secure space within an established, high-performing roadside destination in Fulton County.

## PROPERTY HIGHLIGHTS

- Prime location on New York 30
- Modern and attractive facade
- High visibility for retail exposure

### Steven Lerner

Licensed Associate Real Estate Broker  
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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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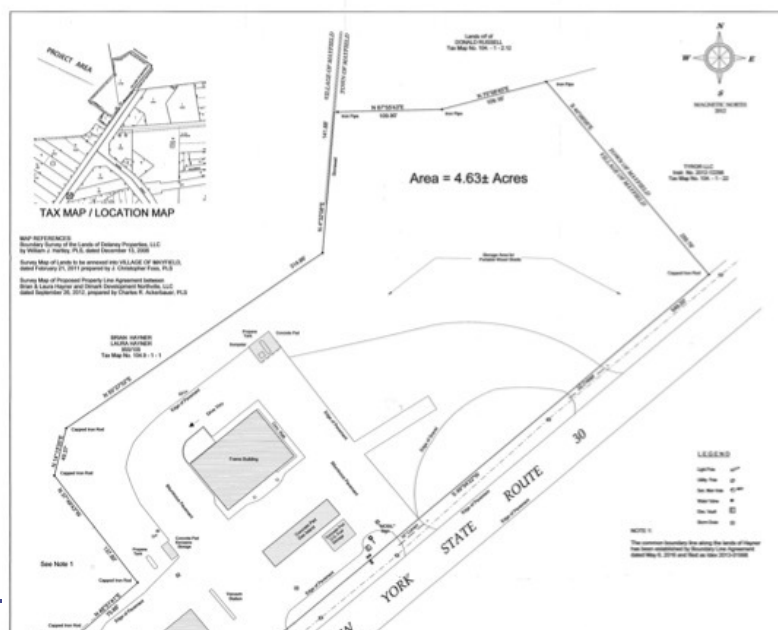


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PLANS



## LEGEND

## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2 AC Pad	Lease Rate:	Negotiable

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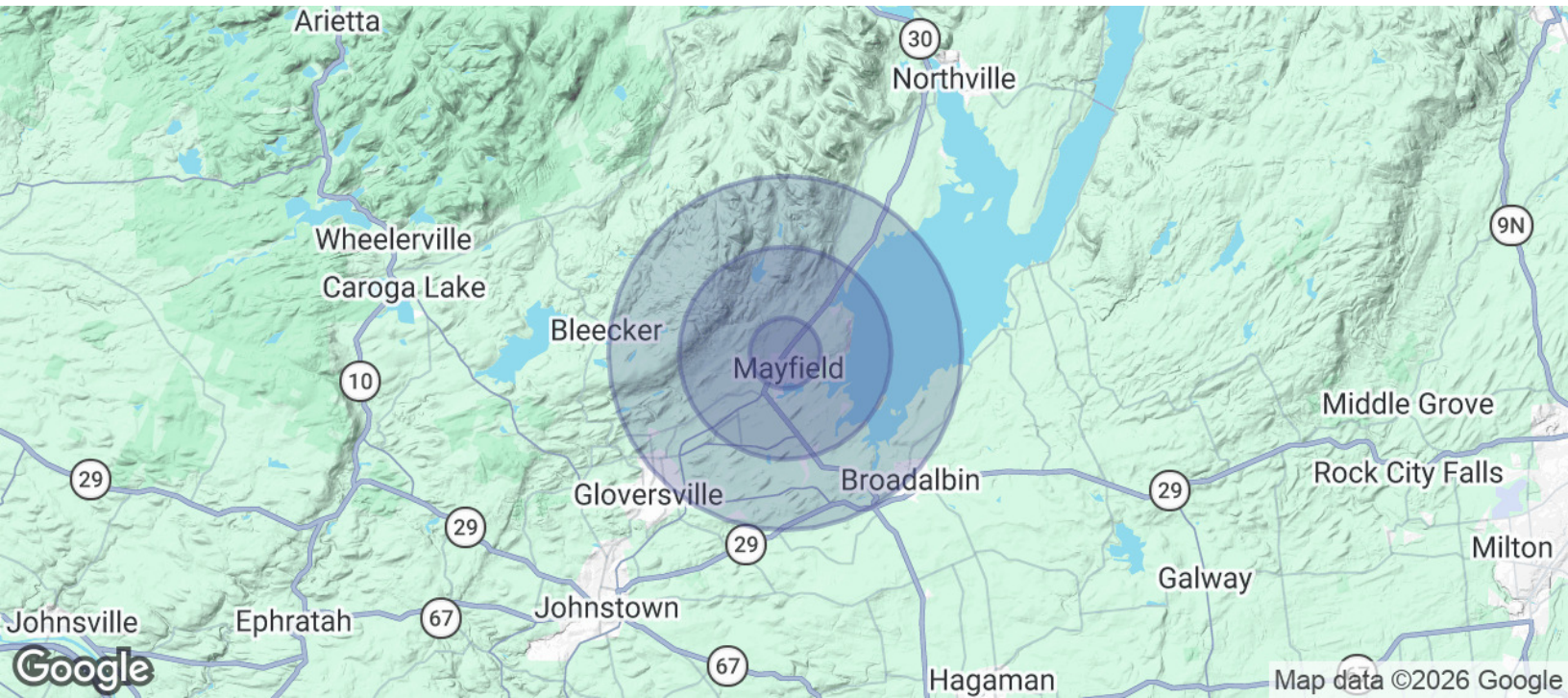
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DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,158	3,238	16,924
Average Age	45	45	44
Average Age (Male)	44	45	42
Average Age (Female)	46	46	45

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	504	1,406	7,240
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$100,194	\$102,816	\$86,296
Average House Value	\$271,596	\$254,854	\$186,948

Demographics data derived from AlphaMap

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