

# 42 DUTCHTOWN PLAZA

Palatine Bridge, NY 13428

FOR LEASE | RETAIL SPACE

EXECUTIVE SUMMARY



## OFFERING SUMMARY

Available SF:	41,400 SF
Lease Rate:	Negotiable
Lot Size:	17.0 Acres
Year Built:	1970
Building Size:	93,200 SF
MLS#:	201800239

## PROPERTY OVERVIEW

Big Lots Anchored Plaza in Palatine Bridge, NY. McDonalds, Subway, Dollar General and Post Office on site. Great location directly off exit 29 of the NYS Thruway. Easy access and more than ample parking! Spaces may be divided. Pad Site Also Available. Contact Broker for details!



### Steven Lerner

Licensed Associate Real Estate Broker  
518.577.8005  
518.862.0861 x204  
slerner@vanguardfine.com

### Barry Feinman

Principal Licensed Real Estate Broker  
518.424.8450  
518.862.0861 x202  
bfeinman@vanguardfine.com

**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



Map data ©2019 Imagery ©2019, CNES / Airbus, Maxar Technologies, USDA Farm Service Agency



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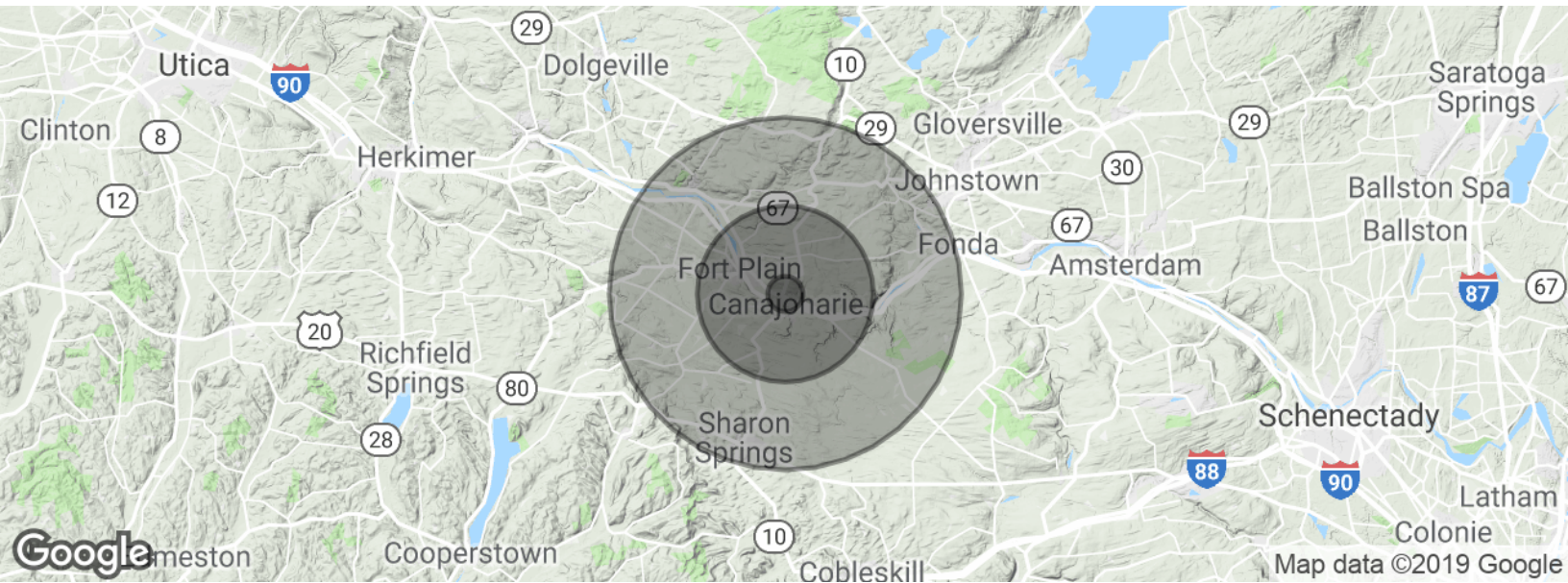
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total population	250	6,249	21,761
Median age	41.8	41.5	40.8
Median age (Male)	40.4	40.2	39.8
Median age (Female)	43.7	43.3	42.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	96	2,425	8,315
# of persons per HH	2.6	2.6	2.6
Average HH income	\$52,664	\$52,862	\$55,089
Average house value		\$106,931	\$118,041

\* Demographic data derived from 2010 US Census

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