

# FOR LEASE

92 MAIN ST, HUDSON FALLS, NY 12839

 Caliber  
Commercial Brokerage



**11,950 +**  
SF AVAILABLE



**13,099**  
VEHICLES PER DAY



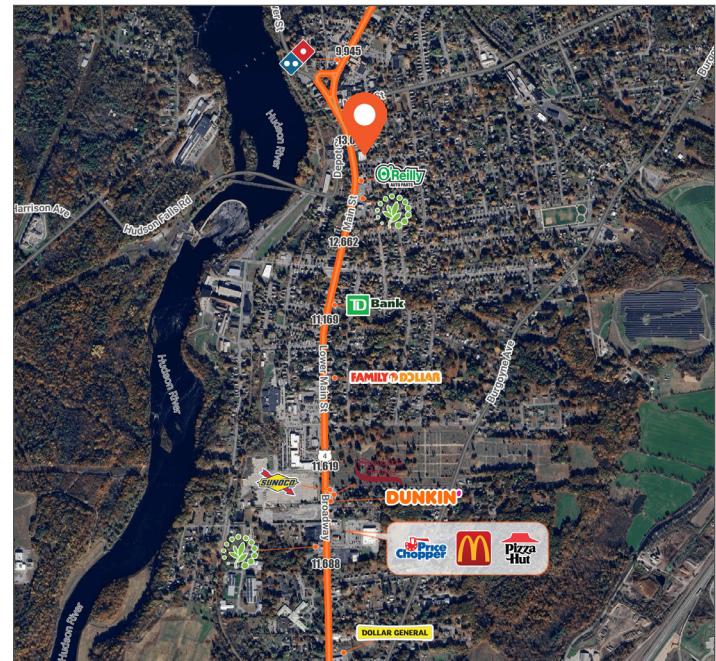
**UPON REQUEST**  
LIST/LEASE PRICE

## OFFERING SUMMARY

Property Type	Retail
Space Available	11,950 + SF
Lot Size	0.86 + Acres
Traffic Counts	Main St: 13,099/ vpd
Parking	40 Spaces
Lease Type	NNN
Lease Price	Upon Request

## PROPERTY HIGHLIGHTS

- 11,950 SF Former Walgreens on 0.86 acres
- Corner lot with 197' of frontage on Main St
- Prime Downtown Visibility at a signalized intersection with strong car and foot traffic
- Multiple Points of Ingress and Egress for convenient access
- Mixed-Use Zoning – ideal for retail, medical or office
- Flexible Floorplan + Onsite Parking



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	7,232	24,187	48,012
Median HH Income	\$67,037	\$69,526	\$77,779
Households	3,154	10,765	21,523
Daytime Population	3,954	18,133	42,170

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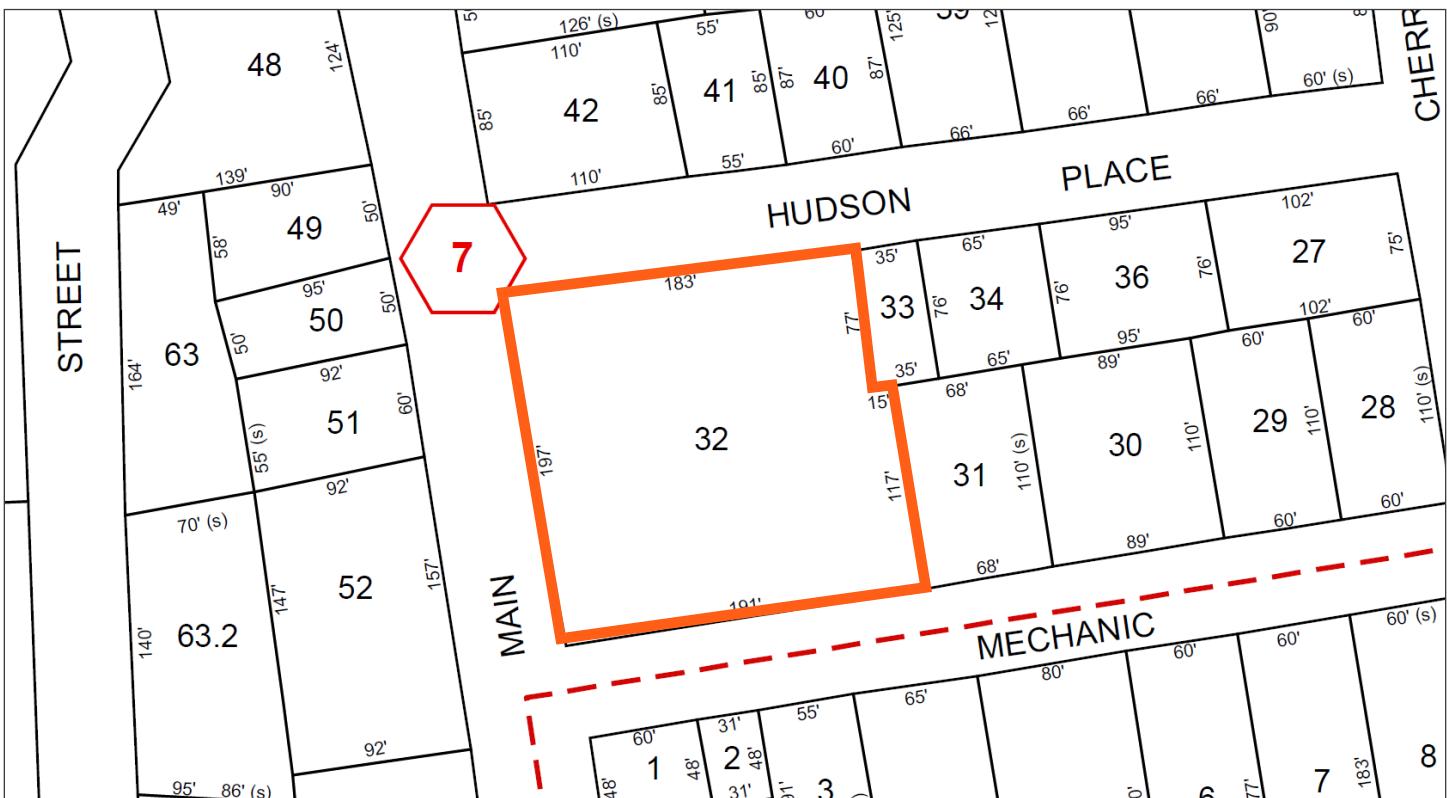
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