

PRIME RETAIL SPACE AVAILABLE FOR LEASE

3324 U.S. Route 11

Malone, NY 12953

**VENTURE**  
BROKERAGE GROUP



## AVAILABLE OPPORTUNITY

- » FOR LEASE: 69,479 SF shopping center, Aldi Plaza
- » Space 1: 13,400 SF (End-cap space next to Dollar Tree)
- » Space 4: 7,300 SF (In-line space situated between Aldi & Rent-A-Center)
- » Space 6: 8,720 SF (In-line space situated between Rent-A-Center & Kings Wok Buffet)
- » Potential pad site opportunity

## PROPERTY HIGHLIGHTS

- » Prime location on U.S. Route 11 in the heart of the Malone main retail corridor; national retailers in the area include Walmart Superstore, Aldi, Runnings, Price Chopper, Tractor Supply & more
- » Easily accessible with 2 points of ingress/egress; located between two main travel routes, Route 37 & Route 30, both leading northbound to the Canadian border
- » Strong co-tenants such as Aldi, Dollar Tree & Rent-A-Center
- » Excellent visibility along U.S. Route 11 with pylon and building mounted signage available



FOR MORE INFORMATION, PLEASE CONTACT:



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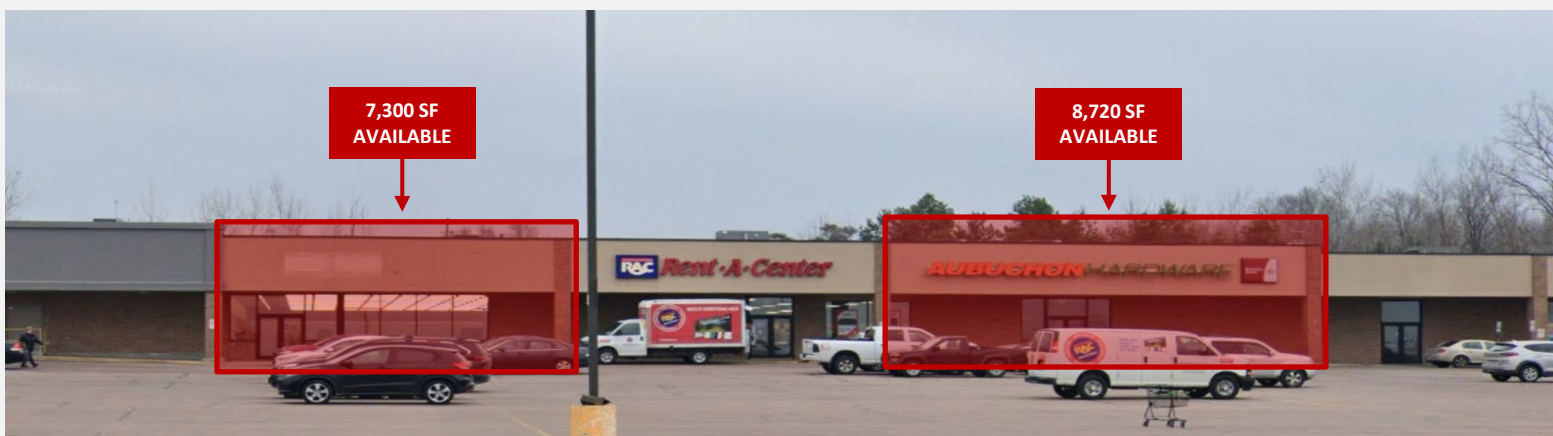
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## PROPERTY PHOTOS



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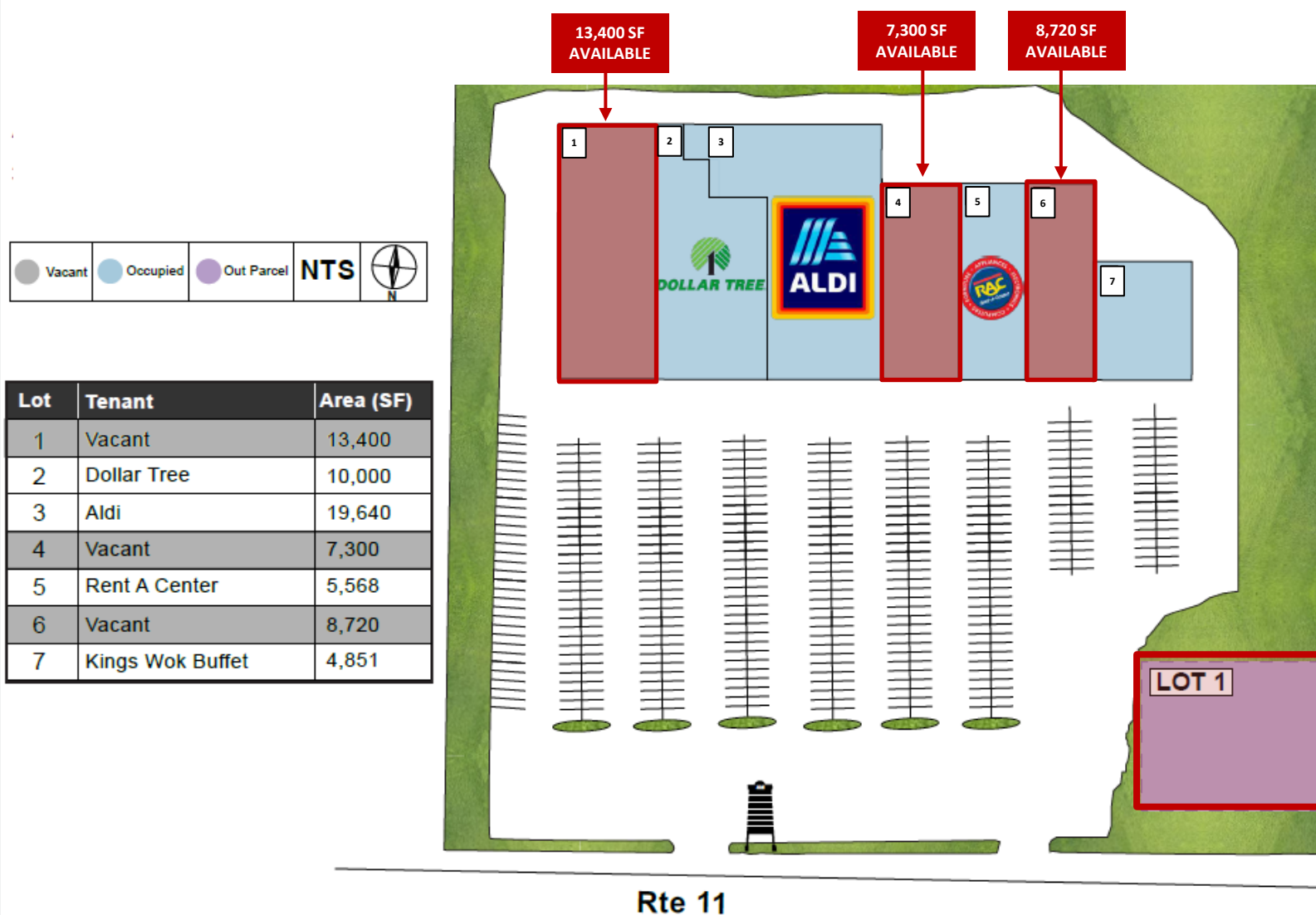
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## SITE PLAN



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## MARKET AERIAL



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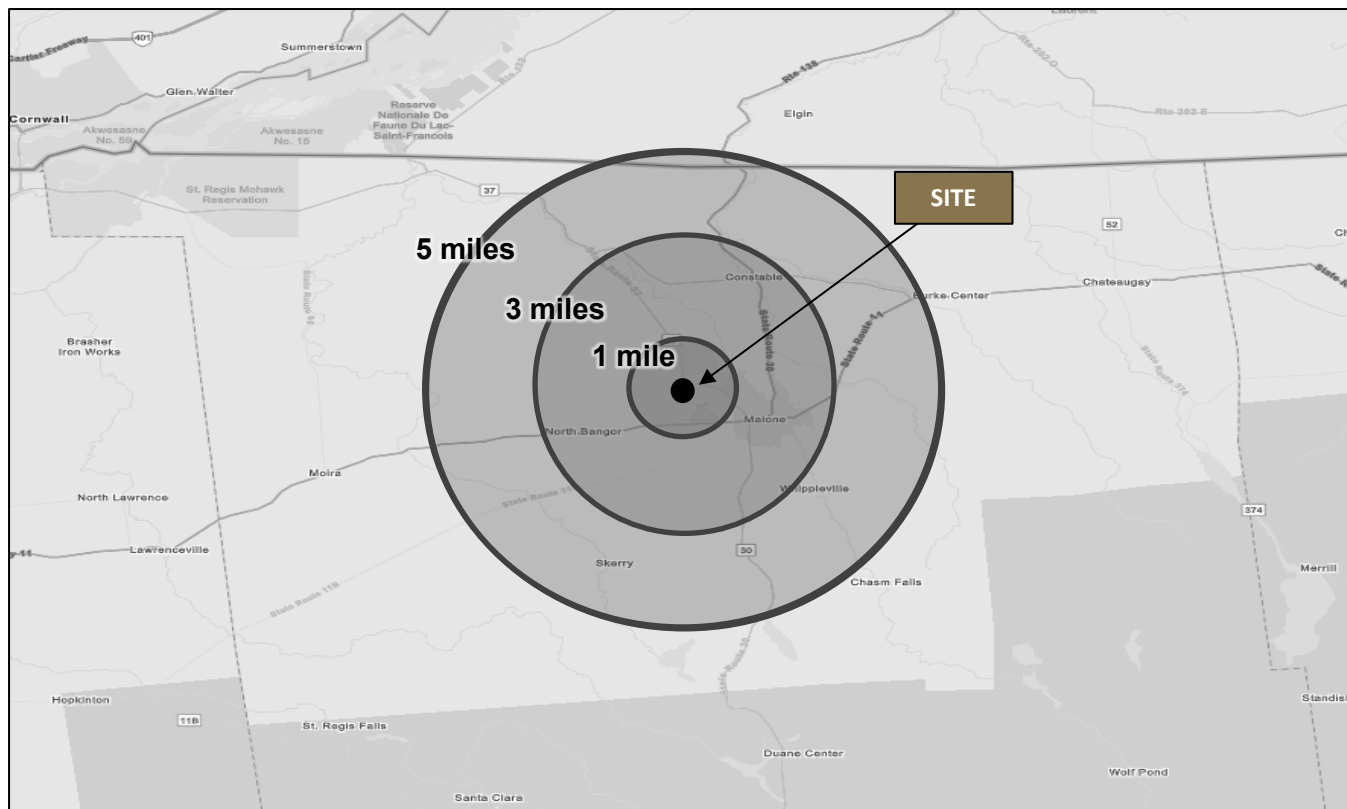
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## DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Total Population	1,040	9,472	12,355
Daytime Population	2,573	11,669	13,625
Households	532	3,252	4,548
Average Household Income	\$56,761	\$74,200	\$80,275



**548**  
Businesses



**9,597**  
Employees



**\$141,332**  
Median Home Value



**40.3**  
Median Age

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