

**FOR  
SUB-LEASE**

# 959 NEW LOUDON RD

LATHAM, NEW YORK

## ***LATHAM POINT PLAZA***



### **FORMER CHIROPRACTIC OFFICE**

+/-1,100 SF RETAIL / OFFICE SUITE END CAP

INCREDIBLE VISIBILITY AND EXPOSURE

OVER 35,000 CARS PASSING BY EVERY DAY

SECONDS FROM I-87

ADJACENT TO RECENTLY ANNOUNCED STEWART'S  
CONVENIENCE STORE, UNDER CONSTRUCTION COMMUNITY  
CARE PHYSICIANS MEDICAL CAMPUS AND NEW AYCO  
FINANCIAL COMPLEX

CURRENTLY BUILT-OUT WITH 3 OFFICE SPACES

AMPLE ON-SITE PARKING

FOR MORE  
INFORMATION  
PLEASE  
CONTACT

**Brian Meenan**  
412-818-5597 mobile  
DiscDoctorBrian@gmail.com

***FOR LEASE***

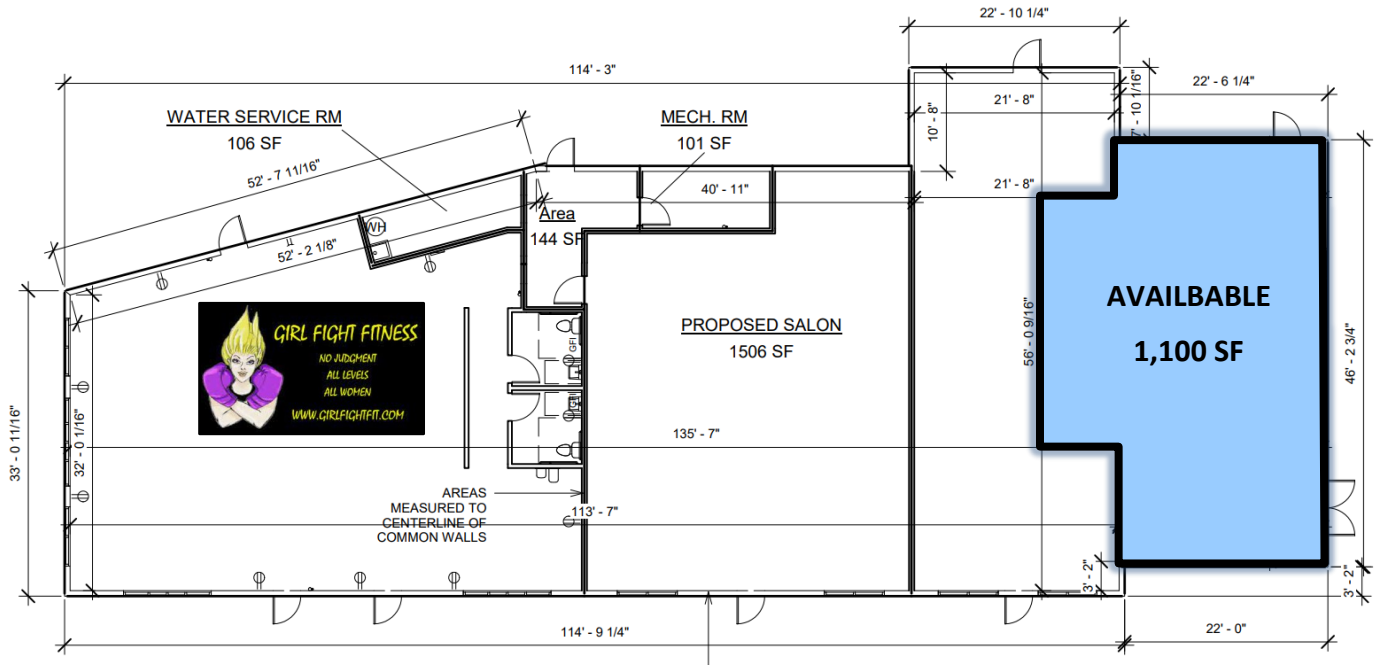
**\$23.00 NNN PSF (\$2,108 / MONTH)**  
NET CHARGES ARE ESTIMATED AT \$6.00 PSF

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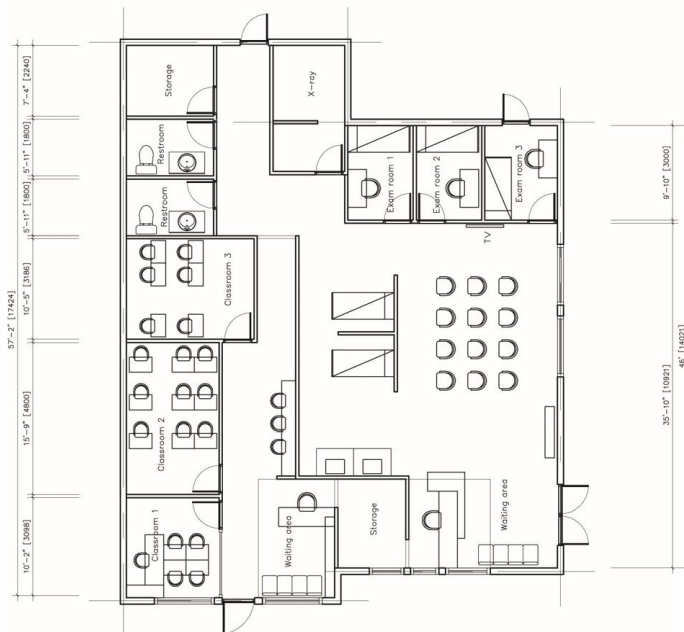
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SPACE



FLOOR  
PLAN

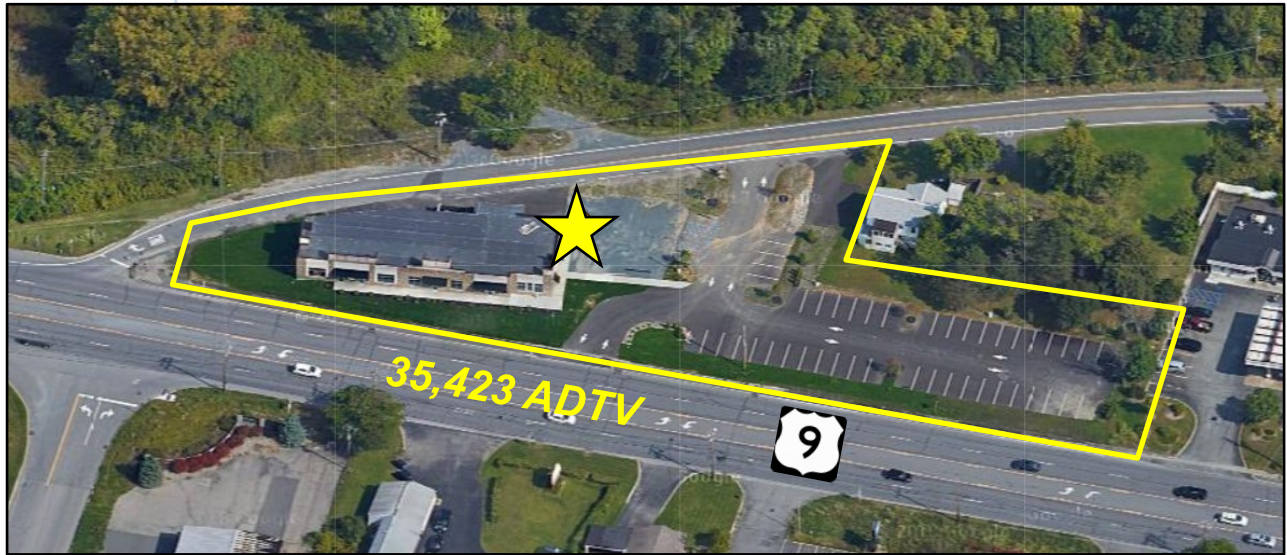


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## LOCATION



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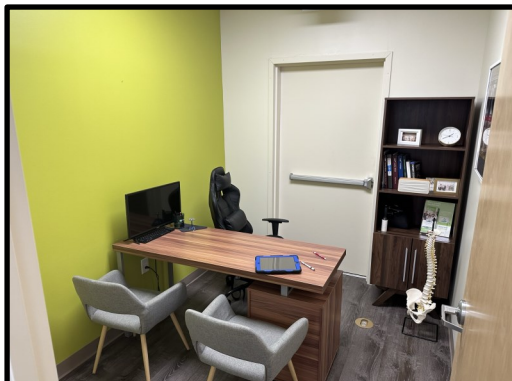


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## PHOTOS



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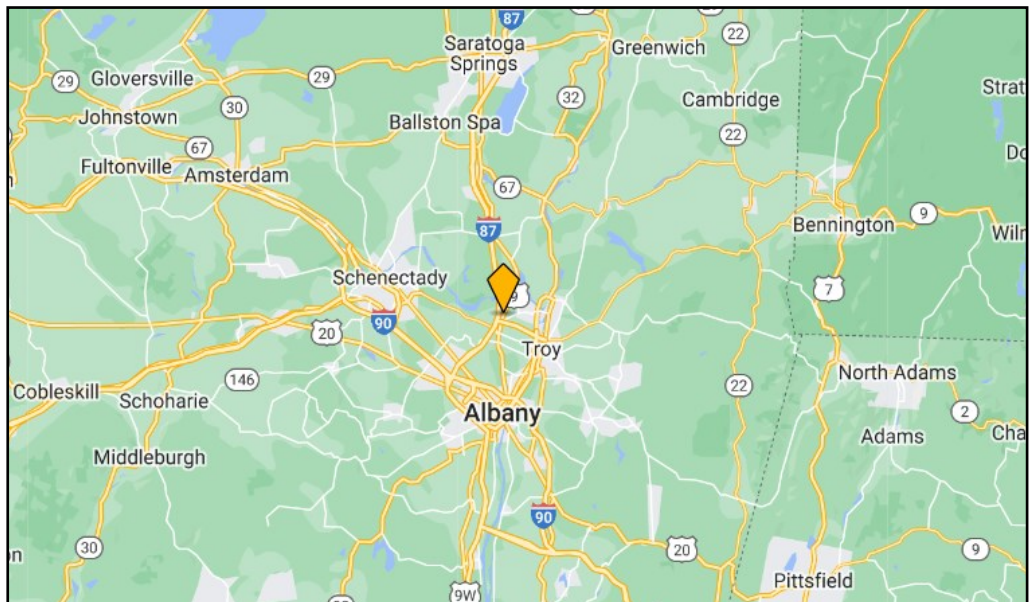
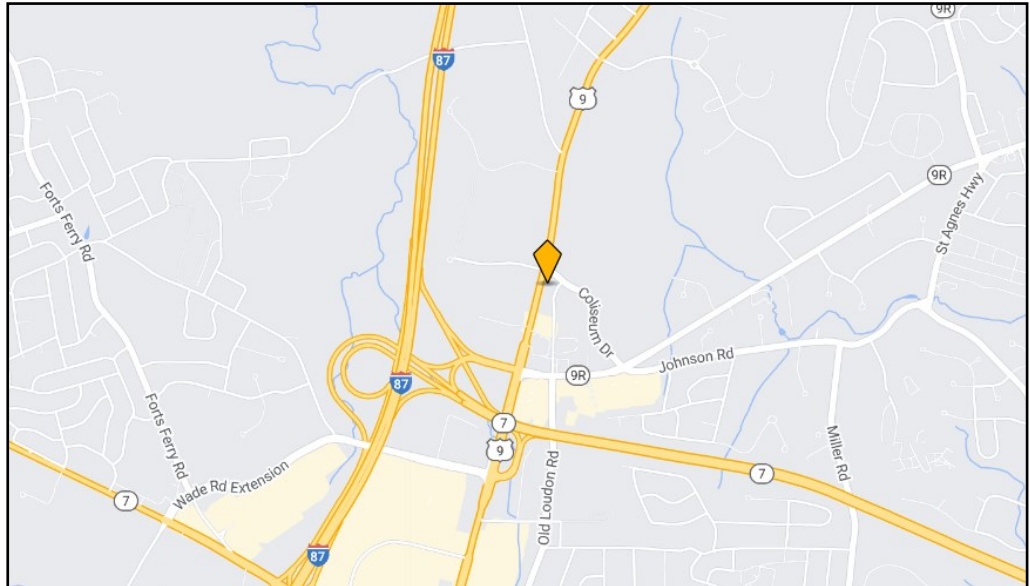
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## DEMOGRAPHICS

### Population

	2 mile	5 mile	10 mile
2010 Population	21,097	145,788	475,853
2022 Population	22,367	146,257	475,314

### Households

	2 mile	5 mile	10 mile
2010 Households	8,716	60,601	197,076
2022 Households	9,245	60,806	196,828

### Income

	2 mile	5 mile	10 mile
Avg Household Income	\$103,577	\$87,627	\$89,205
Median Household Income	\$84,765	\$67,086	\$68,363

### Housing

	2 mile	5 mile	10 mile
Median Home Value	\$262,573	\$239,443	\$225,133
Median Year Built	1972	1961	1959

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