



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**502 Route 20
New Lebanon, NY 12125**



FOR LEASE

1,200± SF

EXCLUSIVE CONTACT

**Andrew Jackson
Real Estate Salesperson**

+1 607 373 2823

ajackson@pyramidbrokerage.com

**HIGH VISIBILITY
RETAIL LOCATION**

**40 British American Blvd
Latham, New York 12110**

+1 518 489 9199

pyramidbrokerage.com

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INLINE RETAIL SPACE AVAILABLE

Property Highlights

- 1,200± SF of retail/office space available.
- Located at Valley Plaza in the heart of New Lebanon.
- Property is well maintained by new ownership.
- Lot is anchored by Beacon Bank.
- Co-tenants include Family Dollar, local café, postal service, bottle donation and community center.

Demographic	1 Mile	3 Miles	5 Miles
Population	399	1,819	5,108
Households	182	712	2,148
Average H.H. Income	\$110,908	\$113,927	\$127,093
Daytime Employees	592	943	2,843
Source: ESRI			

Traffic Counts

Route 20 7,522 AADT

Source: NYS DOT

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Property Highlights

Address	502 Route 20 New Lebanon, NY 12125	Retail Position	Inline
Year Built	1985	Parking	55
Total Building SF	19,296± SF	Occupancy	Multi-Tenant
Available SF	1,200± SF	Zoning	Commercial
Land Area	2.0 AC	Floors	One
Use	Neighborhood Shopping Center/Strip Center/ Enterprise Zone	Signage	Building, Pylon
Office Area	1,200± SF	Ceiling Height	10'
Utilities	Well/Septic	Tax ID	19.2-1-60

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**For additional information, please
contact:**



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