

# 358 NORTH MAIN STREET

Gloversville, NY 12078

FOR SALE | RETAIL SPACE

EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$2,500,000
Available SF:	
Lot Size:	5.63 Acres
Year Built:	2002
Building Size:	43,891 SF
Zoning:	Commercial
Market:	Johnstown/Gloversville
Price / SF:	\$56.96

## PROPERTY OVERVIEW

A large freestanding commercial building located in the center of Gloversville, perfect for a big-box retailer, medical center, educational institution, distribution center, or assembly facility. The 43,891 SF structure is ready for reuse or redevelopment, with the current tenant still in operation.

## PROPERTY HIGHLIGHTS

- 43,891 SF
- Freestanding building
- Multiple loading docks
- High visibility
- Ideal for medical or big box retail

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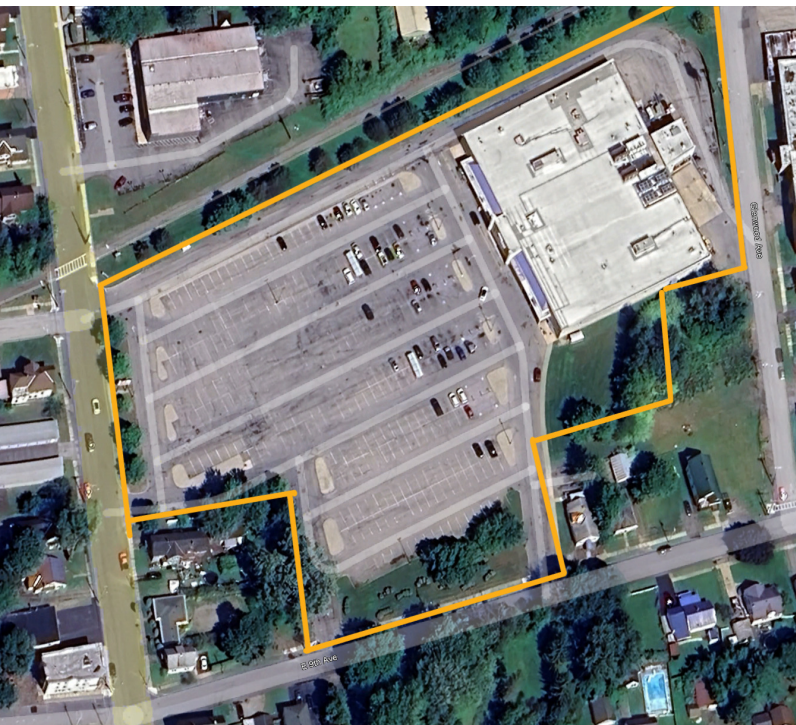
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This plan is for informational purposes only and no representations are made. Current conditions must be confirmed by each prospective buyer/tenant

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ADDITIONAL PHOTOS



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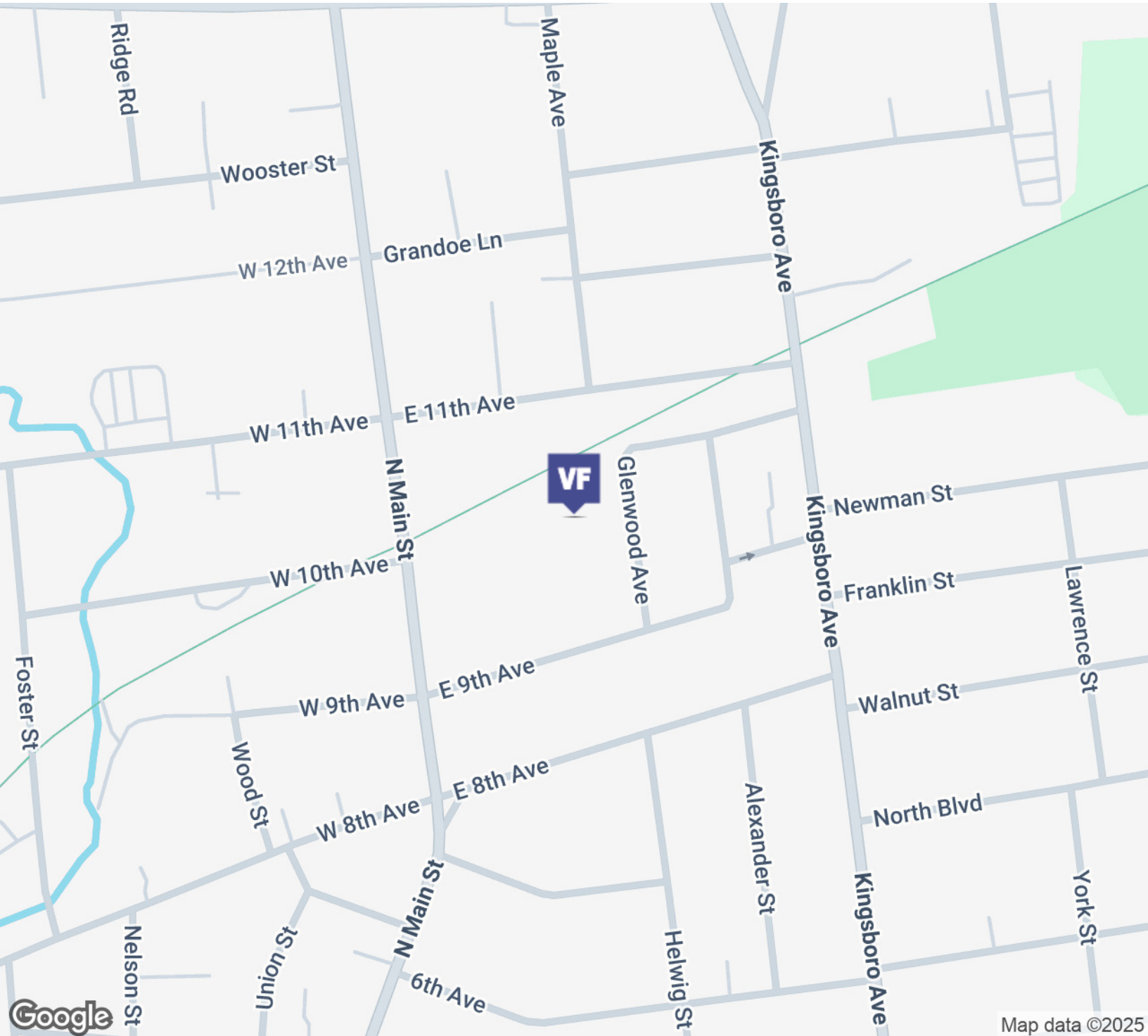
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LOCATION MAP



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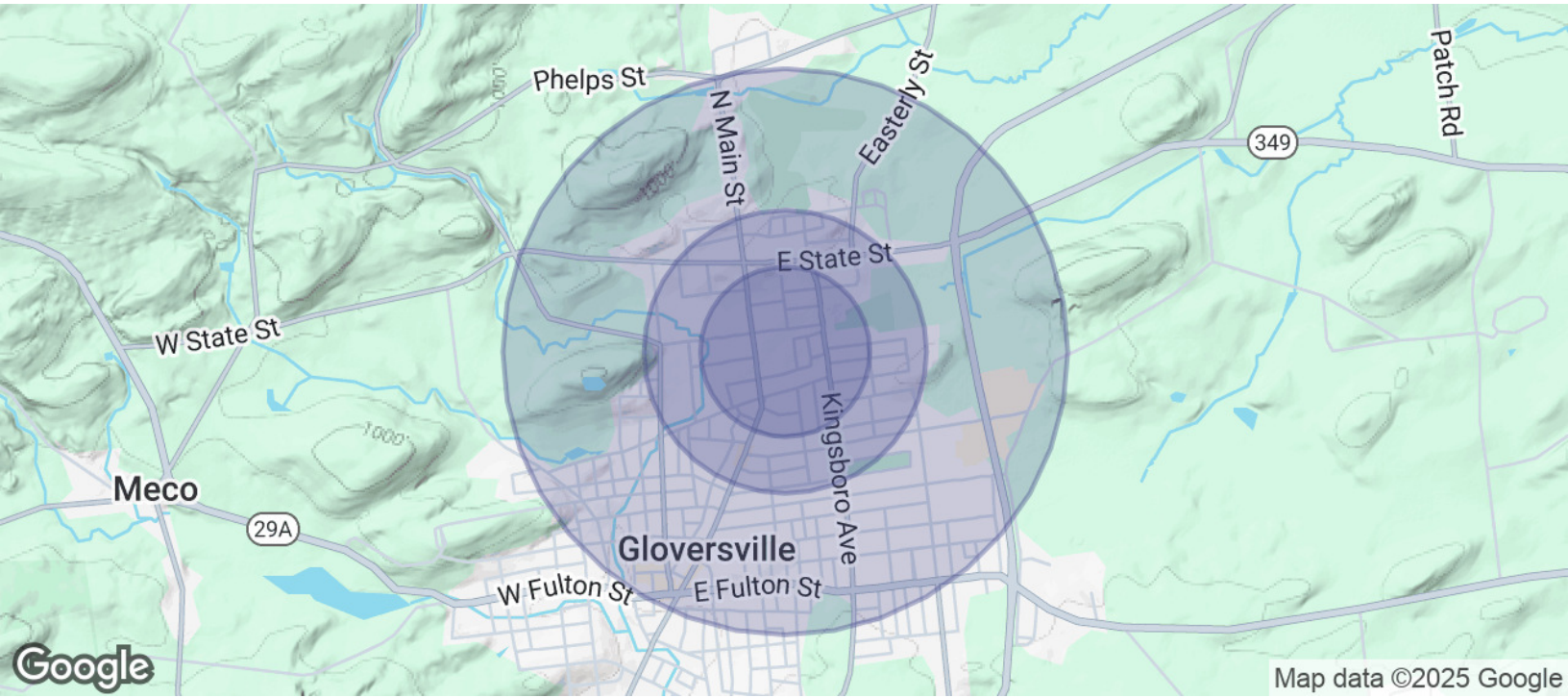
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DEMOGRAPHICS MAP & REPORT



## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	695	3,760	9,446
Average Age	43	42	42
Average Age (Male)	42	40	40
Average Age (Female)	45	43	43

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	303	1,630	4,094
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$77,495	\$76,713	\$73,618
Average House Value	\$131,576	\$137,406	\$139,312

Demographics data derived from AlphaMap

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