



2,527± SF MEDICAL/DENTAL OFFICE AVAILABLE IN NEIGHBORHOOD PLAZA

Property Highlights

- Just off I-81 on East Ave
- Quality co-tenants
- Ideal location at signalized intersection, across from Walmart Supercenter
- Currently built out with eight (8) exam rooms, two (2) restrooms, two (2) kitchens, reception and waiting area
- Space also has washer/dryer hook-ups
- Well maintained
- Ample parking
- Neighboring retailers include Walmart, Dunkin Donuts, Fastrac Markets, McDonald's, NAPA, and Advance Auto Parts

Demographic

	1 Mile	3 Miles	5 Miles
Population	1,048	6,232	17,014
Households	575	2,681	7,120
Average H.H. Income	\$83,570	\$93,047	\$104,677
Daytime Employees	946	2,463	4,122

Source: ESRI Business Analyst 2024

Traffic Counts

East Ave.	10,662 AADT
I-81	37,275 AADT

Source: NYS DOT 2023

EXCLUSIVE CONTACT

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Approximate plot lines, subject to verification of survey

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