



HOULIHAN LAWRENCE
COMMERCIAL

FOR LEASE

244 N Main St.

NEW CITY, NY

Asking: Call for Details

Space Available: 1,788 SF

*Professional Office Space
Available for Lease*

- 1,788 SF Medical/Professional Office Condo
- New Boiler and HVAC System
- ADA Compliant Bathroom
- Ample On-Site Parking for Tenants and Patrons
- Owner Open to Participate in Build Out
- Quick and Easy Access to Route 304
- Close Proximity to New City's Main Shopping Hub



SEAN CAMPBELL

Investment Sales Associate

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MICHAEL SCRIMA

Director / Associate Real Estate Broker

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PROFESSIONAL OFFICE SPACE FOR LEASE

244 N MAIN STREET, NEW CITY, NY



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INTERIOR PHOTOS

AI GENERATED COLUMN



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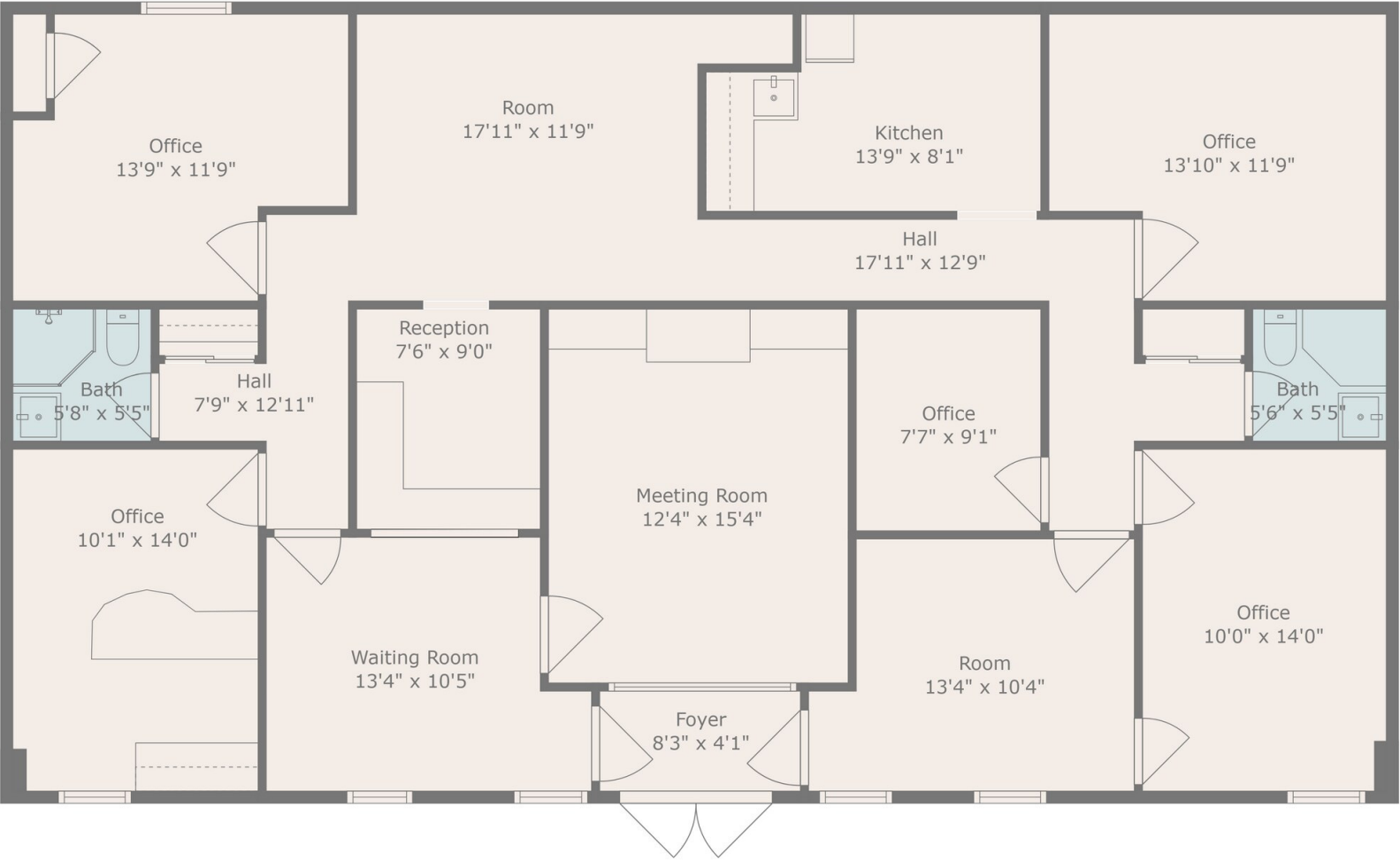
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FLOOR PLAN



TOTAL: 1788 sq. ft
FLOOR 1: 1788 sq. ft
EXCLUDED AREAS: UNDEFINED: 5 sq. ft, WALLS: 89 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

The information contained in this Offering Memorandum is confidential, furnished solely for the purpose of review by a prospective purchaser of certain information relating to the property mentioned herein (the "Property"), and is not to be used for any other purpose or made available to any other person without the prior written consent of HLC. The material is subject to errors and omissions and based on part upon information supplied by sources deemed reliable.

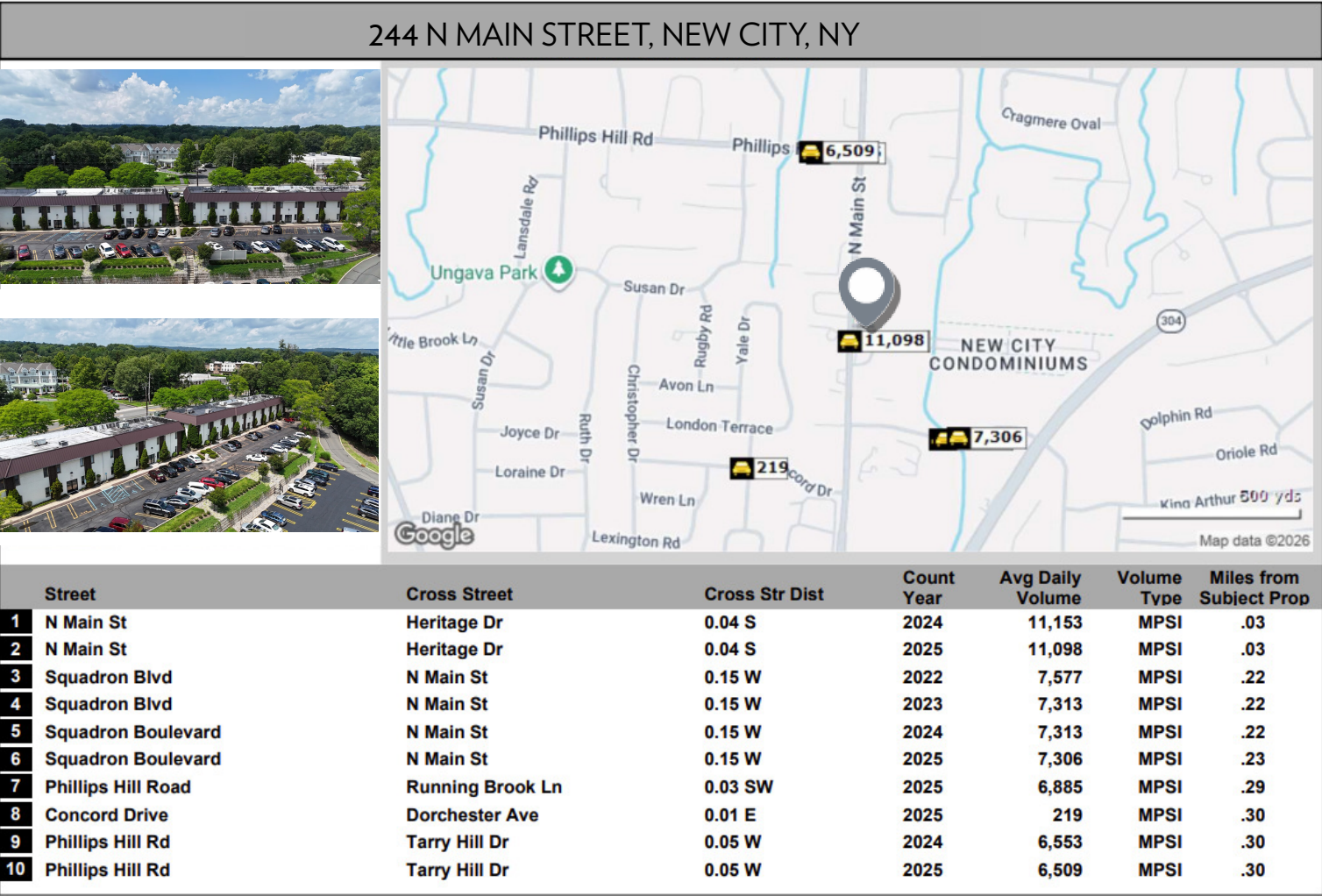
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TRAFFIC COUNT



Costar

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EXTERIOR PHOTOS



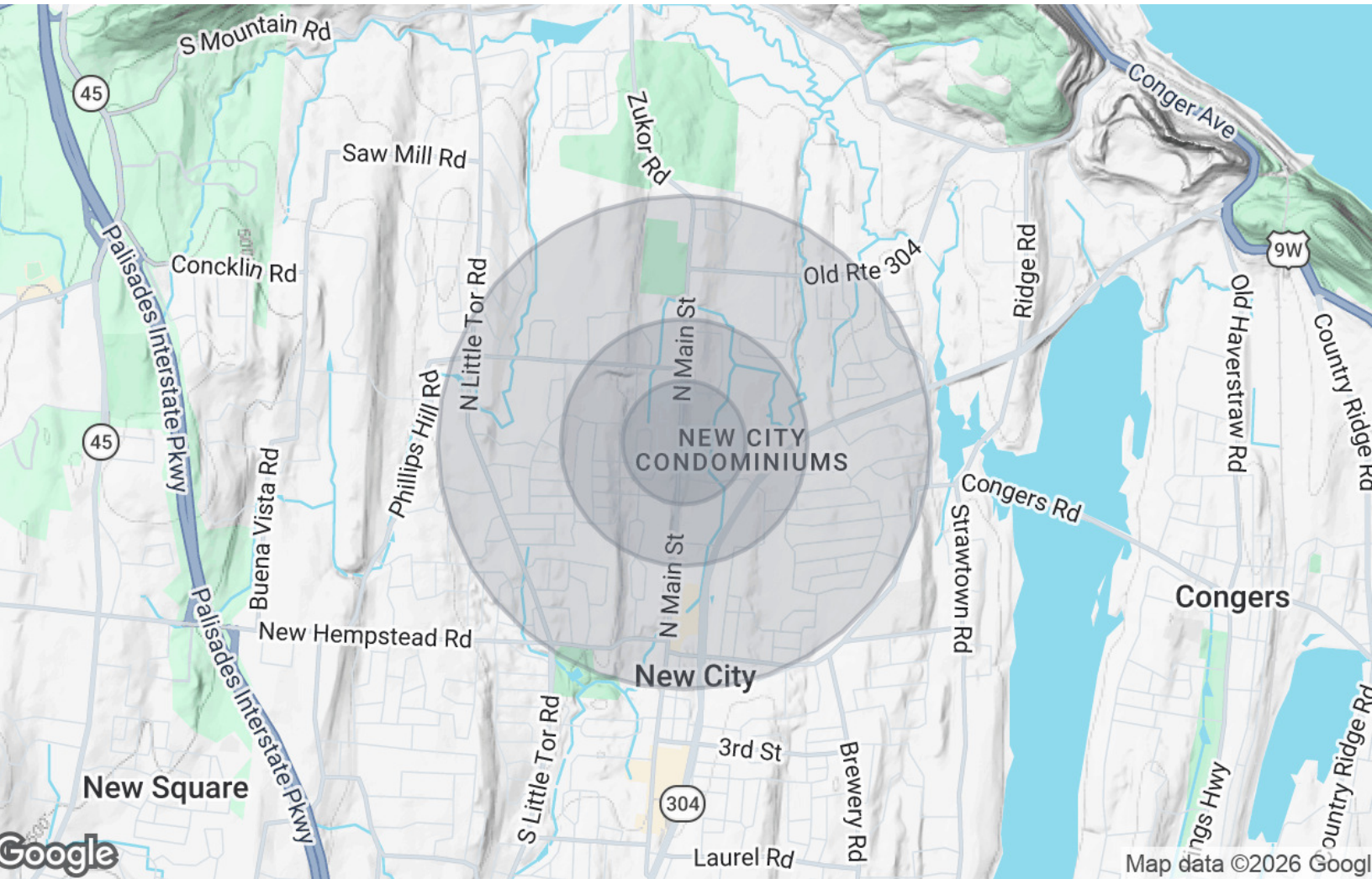
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DEMOGRAPHICS



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	679	2,457	7,639
Average Age	43.4	45.2	46.5
Average Age (Male)	44.6	45.5	46.5
Average Age (Female)	40.6	42.6	44.2
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	241	867	2,613
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$161,123	\$169,755	\$187,479
Average House Value	\$563,277	\$582,649	\$617,613

2023 American Community Survey (ACS)

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MAPS

