

FOR LEASE

959 NEW LOUDON RD

LATHAM, NEW YORK

PRIME RETAIL
SPACE



FORMER BEAUTY SALON

- +/- 1,506 SF RETAIL/OFFICE SPACE
- INCREDIBLE VISIBILITY AND EXPOSURE
- OVER 35,000 AATD
- SECONDS FROM I-87
- ADJACENT TO COMMUNITY CARE PHYSICIANS' MEDICAL CAMPUS
- CURRENTLY BUILT-OUT WITH RESTROOM & BREAKROOM
- AMPLE ON-SITE PARKING

AVAILABLE
FOR LEASE

\$25/PSF
NNN

FOR MORE
INFORMATION
PLEASE CONTACT

AMBER R. HENSLEY
NYS Licensed Real Estate Salesperson
(518) 788-7206 mobile
amber@CarrowRealEstate.com

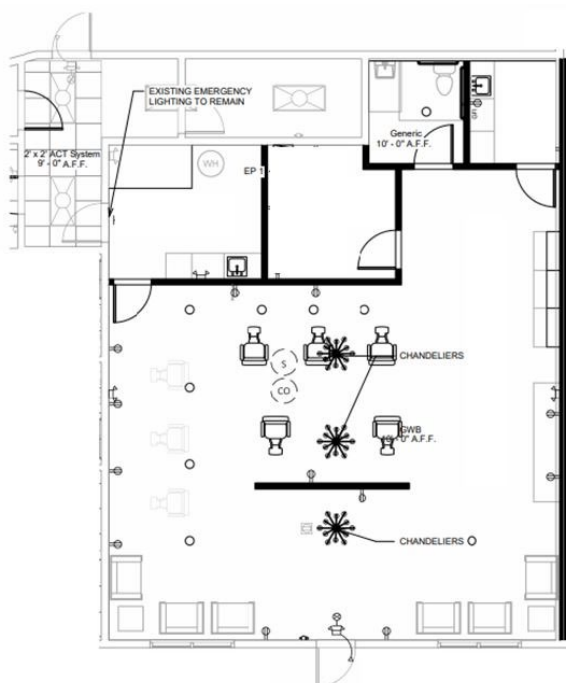


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AERIAL



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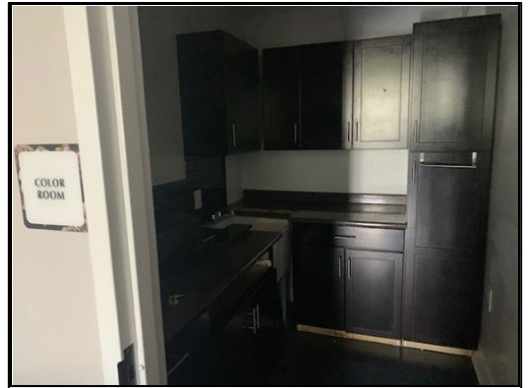
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PHOTOS



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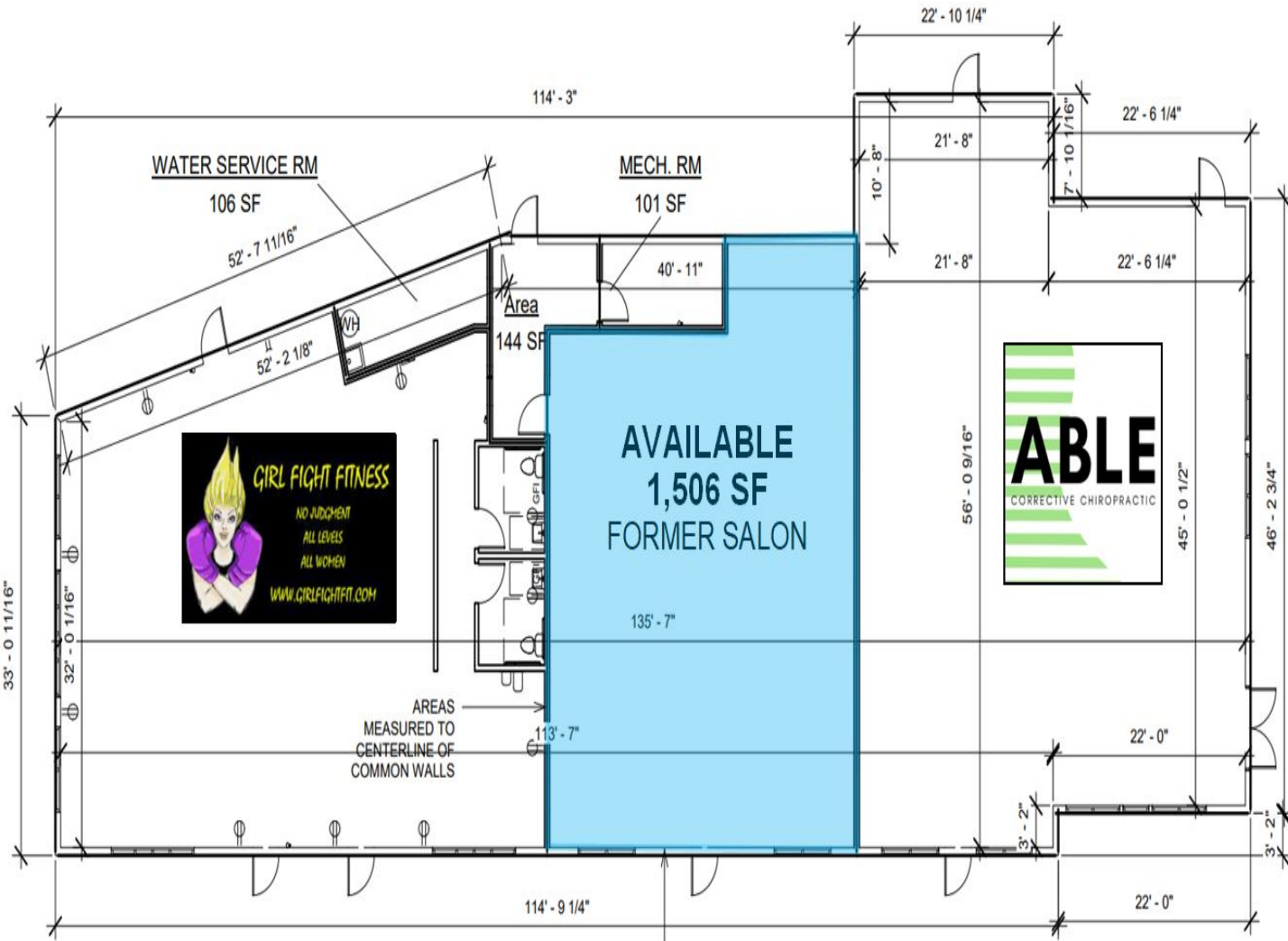
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FLOOR PLAN



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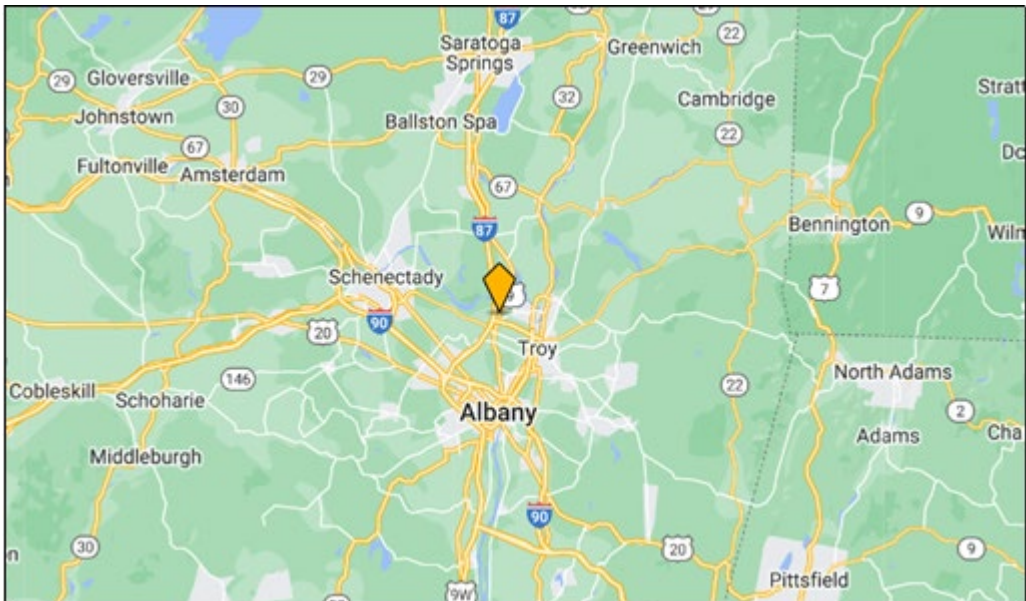
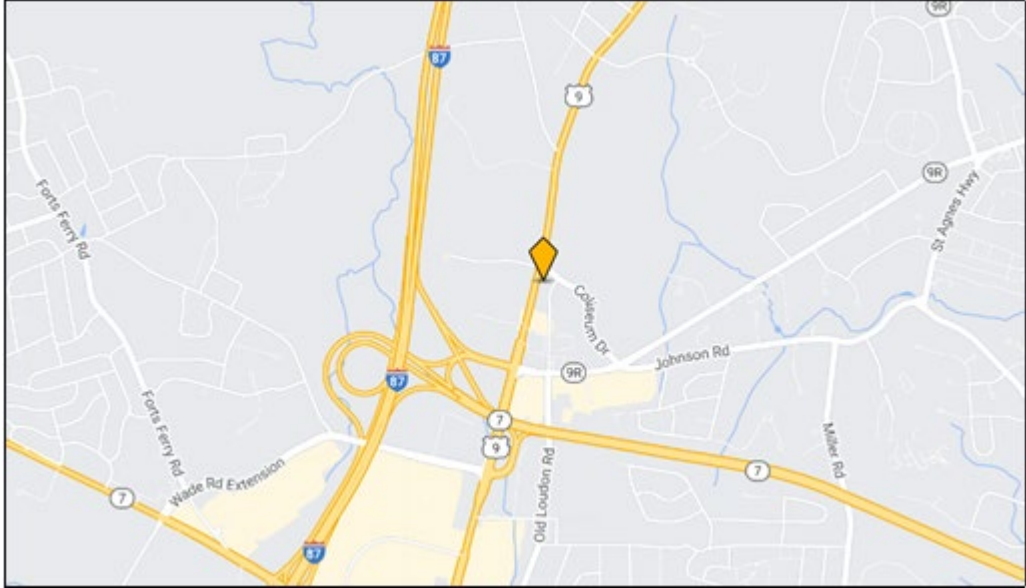
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LOCATION



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DEMOGRAPHICS

Population

	2 miles	5 miles	10 miles
2020 Population	23,979	153,332	496,094
2025 Population	25,409	151,369	497,598

Households

	2 miles	5 miles	10 miles
2020 Households	9,758	65,068	207,844
2025 Households	10,313	63,876	207,252

Income

	2 miles	5 miles	10 miles
Avg Household Income	\$116,341	\$102,740	\$102,464
Median Household Income	\$94,923	\$79,279	\$78,917

Housing

	2 miles	5 miles	10 miles
Median Home Value	\$312,508	\$297,802	\$282,652
Median Year Built	1976	1964	1964

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