

**FOR
LEASE**

222 GUIDEBOARD RD

HALFMOON, NEW YORK

PLAZA 222



FORMER BBQ RESTAURANT

+/-1,200 SF END CAP RESTAURANT SPACE
EXCELLENT VISIBILITY AND EXPOSURE
+/-18,053 CARS PASSING BY EVERY DAY
SECONDS FROM I-87
EXHAUST HOOD WITH ANSUL SYSTEM IN PLACE
ADDITIONAL STORAGE IN BASEMENT
AMPLE ON-SITE PARKING

FOR MORE
INFORMATION
PLEASE
CONTACT

RUDY R. LYNCH, CCIM
NYS Licensed Associate Real Estate Broker
(518) 337-3705 mobile
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KYLE BRADLEY, CPA
NYS Licensed Real Estate Salesperson
(845) 325-1568 mobile
kbradley@CarrowRealEstate.com

FOR LEASE

\$2,100 NNN PER MONTH

(\$21.00 NNN PSF)

NET CHARGES ARE ESTIMATED AT +/- \$7.77 PSF



Adding Value Through Professional Real Estate Services

the information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing.
readers are advised to investigate and verify same prior to entering into a transaction.

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PHOTOS



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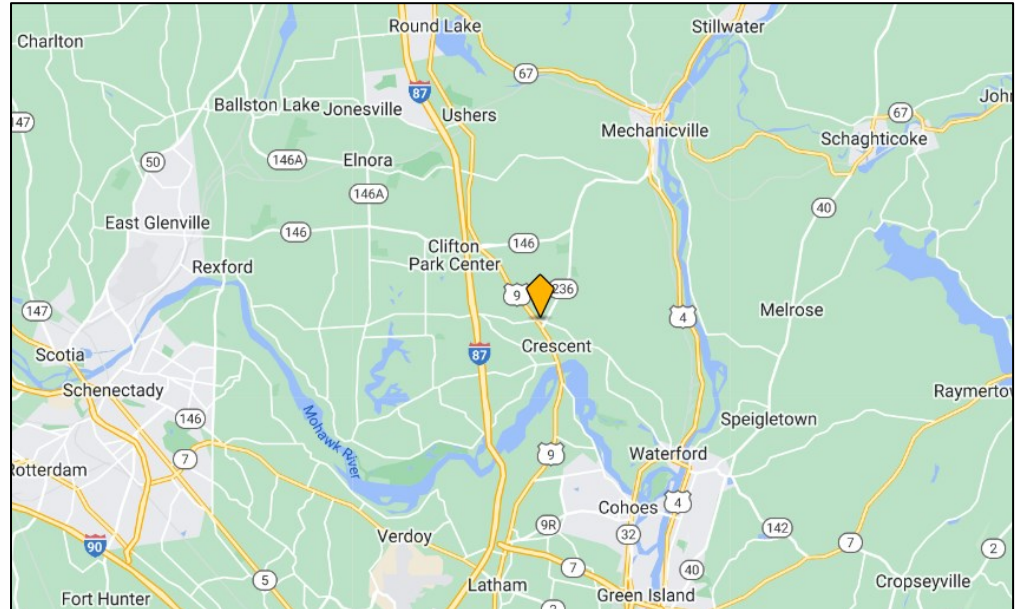
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LOCATION



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DEMOGRAPHICS

Population

	2 mile	5 mile	10 mile
2010 Population	13,987	71,992	322,820
2022 Population	14,239	74,056	325,870

Households

	2 mile	5 mile	10 mile
2010 Households	6,254	30,167	132,542
2022 Households	6,309	30,917	133,806

Housing

	2 mile	5 mile	10 mile
Median Home Value	\$264,081	\$272,087	\$241,894
Median Year Built	1986	1979	1965

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$106,253	\$108,648	\$96,780
Median Household Income	\$87,447	\$88,005	\$75,633

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