

**FOR
LEASE**

950 NEW LOUDON RD

LATHAM, NEW YORK

CLASS A OFFICE / MEDICAL / RETAIL SPACE



SPACE AVAILABLE RANGING FROM 1,189 SF TO 7,898 SF

CENTRALLY LOCATED IN HIGH GROWTH AREA OF CAPITAL REGION
EASY ACCESS TO I-87 (0.2 MI) AND ROUTE 7 (0.2 MI) FOR STAFF AND CLIENTS ALIKE

SYNERGISTIC OPPORTUNITIES ABOUND; NEW CDPHP/CCP BUILDING (0.1 MI), CENTURY HILL (0.4 MI), NEW AYCO BUILDING (0.4 MI)

CLOSE TO NUMEROUS RETAIL AMENITIES, LATHAM FARMS (0.9 MI), LATHAM CIRCLE (1.1 MI), CHIPOTLE (1.7 MI), PANERA (1.3 MI)

AMPLE ON-SITE PARKING

NEW PROACTIVE OWNERSHIP

WILL SUBDIVIDE AND BUILD-TO-SUIT

NEWLY RENOVATED COMMON AREAS



FOR MORE
INFORMATION
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CONTACT

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DOUGLAS H. MARR, CCIM

NYS Licensed Associate Real Estate Broker
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AVAILABLE FOR LEASE

\$18.75 PSF

PLUS UTILITIES & JANITORIAL



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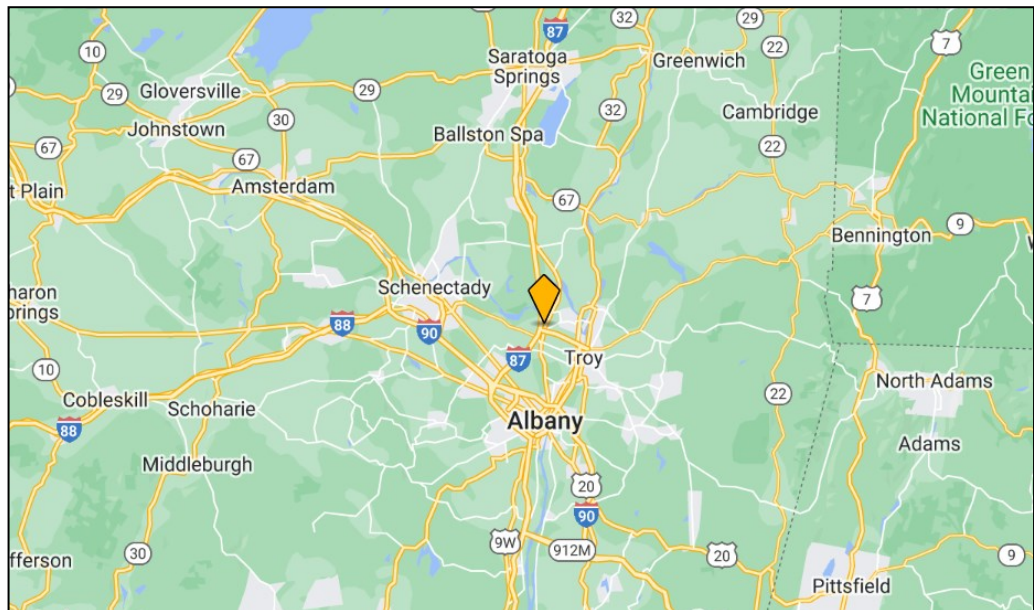
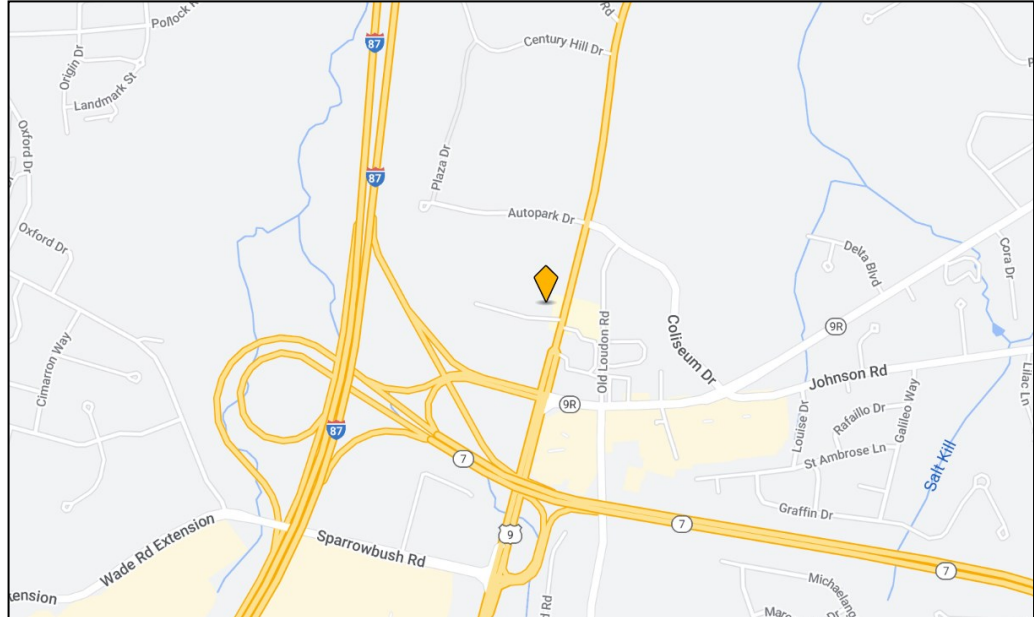
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LATHAM, NEW YORK

LOCATION



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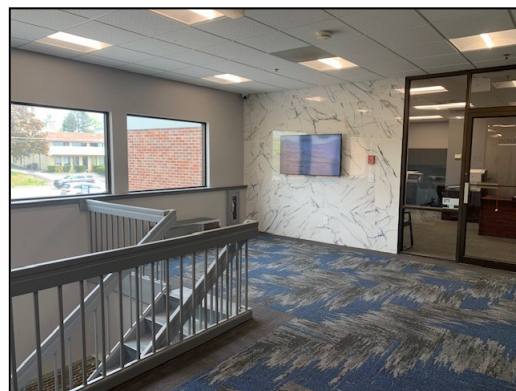
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PHOTOS



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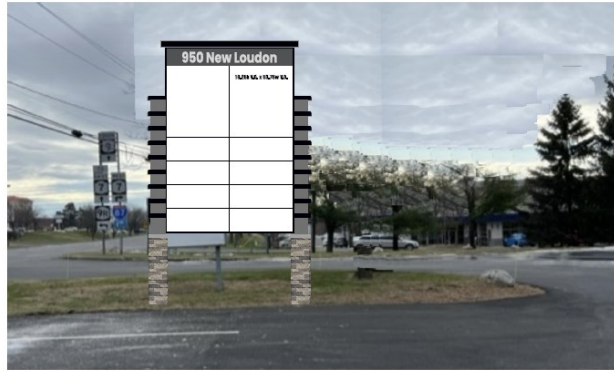
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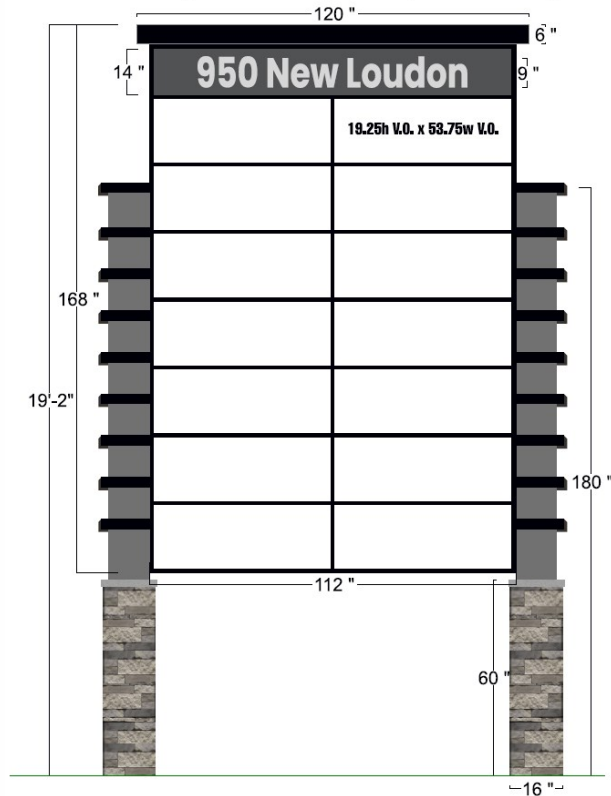
950 NEW LOUDON RD

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NEW
EXTERIOR
SIGNAGE
TO BE
INSTALLED



LED internally illuminated tenant panels & top box, double sided sign.



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DEMOGRAPHICS

Population

	2 mile	5 mile	10 mile
2010 Population	20,674	147,159	477,658
2022 Population	21,827	147,441	477,221

Households

	2 mile	5 mile	10 mile
2010 Households	8,515	61,185	197,677
2022 Households	8,994	61,303	197,485

Housing

	2 mile	5 mile	10 mile
Median Home Value	\$266,150	\$240,152	\$224,927
Median Year Built	1972	1961	1959

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$103,880	\$87,816	\$89,139
Median Household Income	\$85,495	\$67,441	\$68,272

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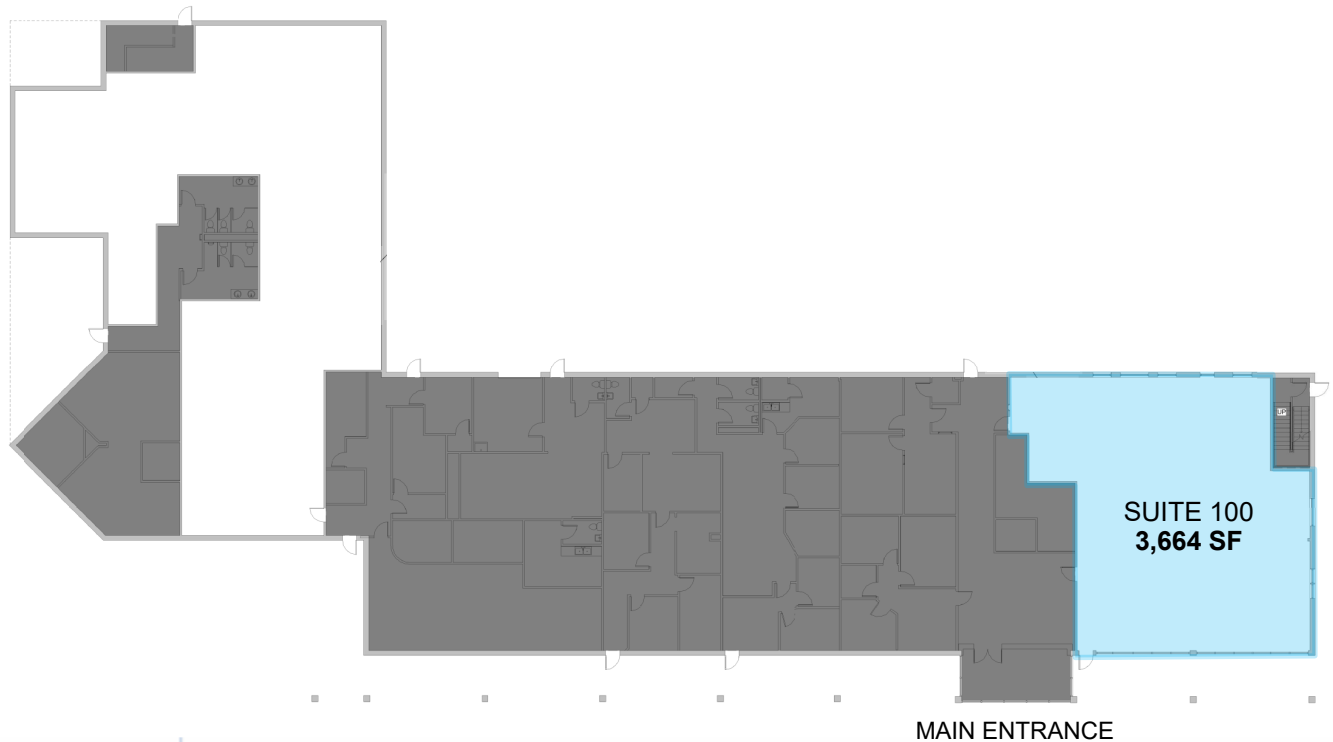
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FIRST FLOOR



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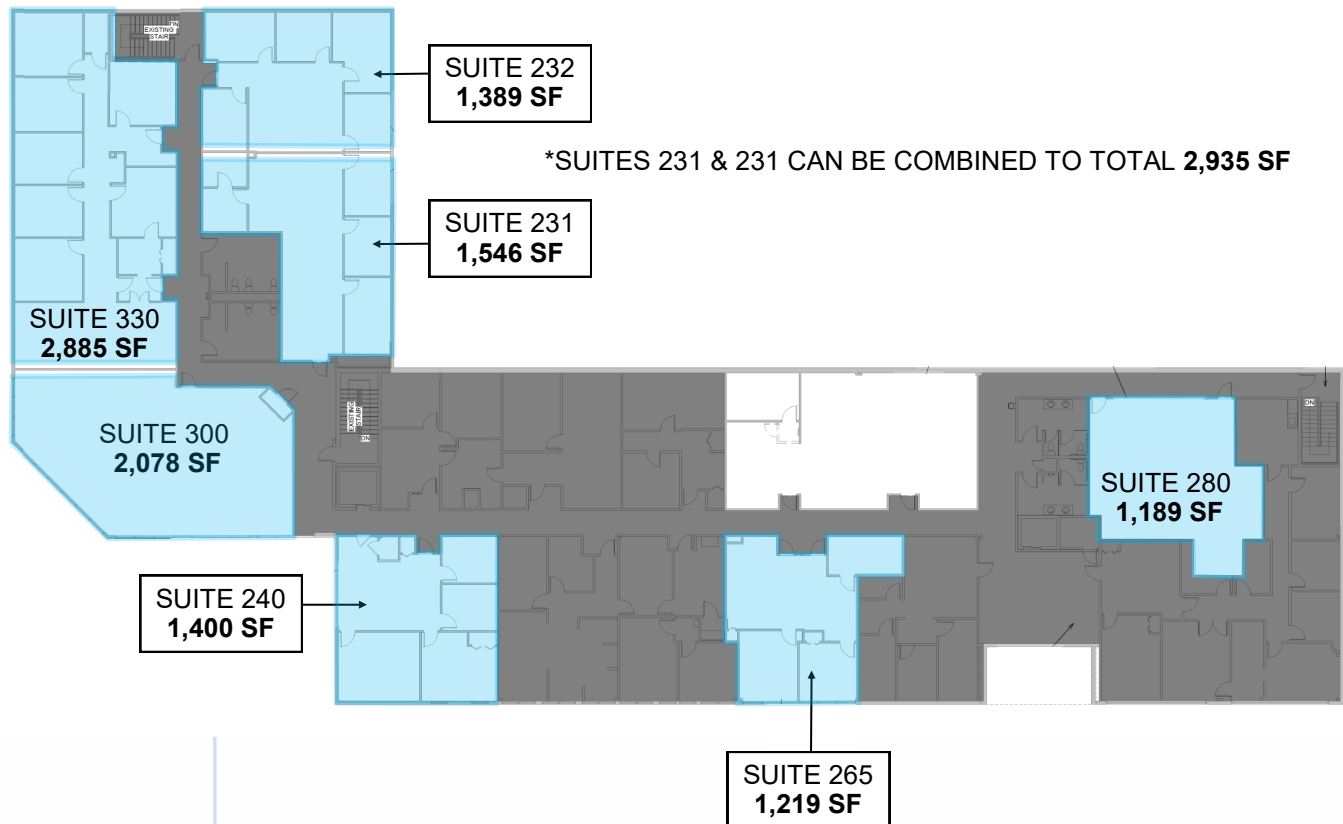
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SECOND FLOOR



*SUITES 231 & 232 CAN BE COMBINED TO TOTAL 2,935 SF

*SUITES 231, 232, 300 & 330 CAN BE COMBINED TO TOTAL 7,898 SF

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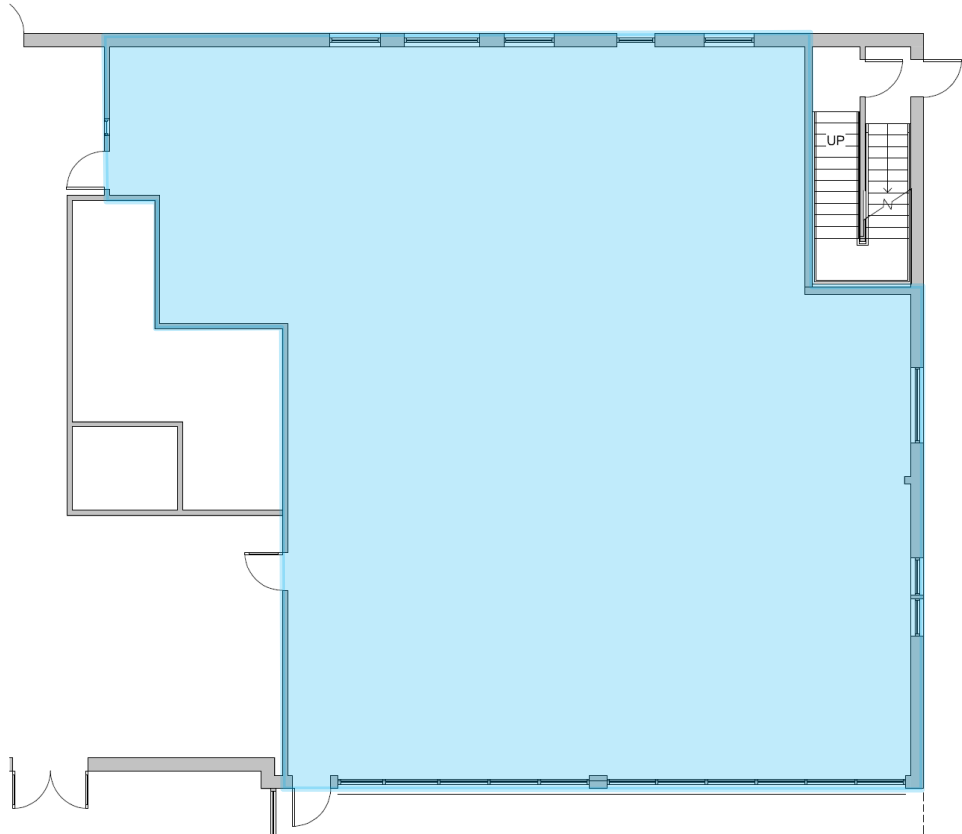
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950 NEW LOUDON RD

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SUITE 100
3,664 SF



① SUITE 100 - PROPOSED PLAN
1/8" = 1'-0"

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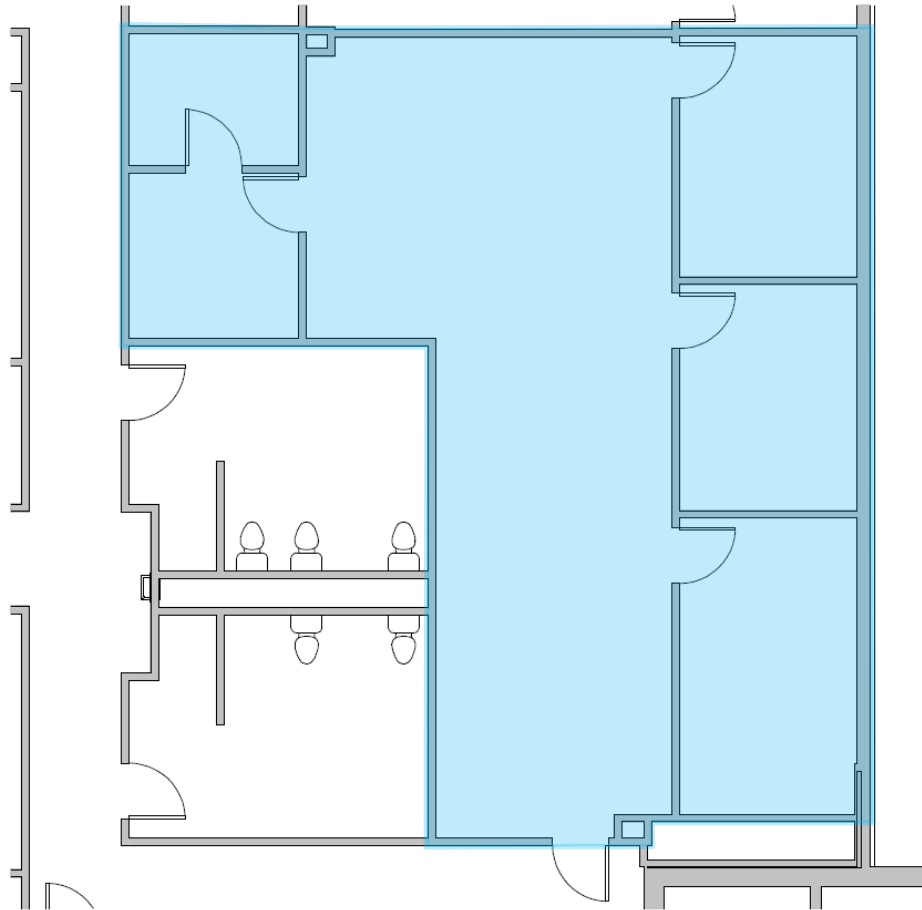
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950 NEW LOUDON RD

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SUITE 231
1,546 SF



① SUITE 231
1/8" = 1'-0"

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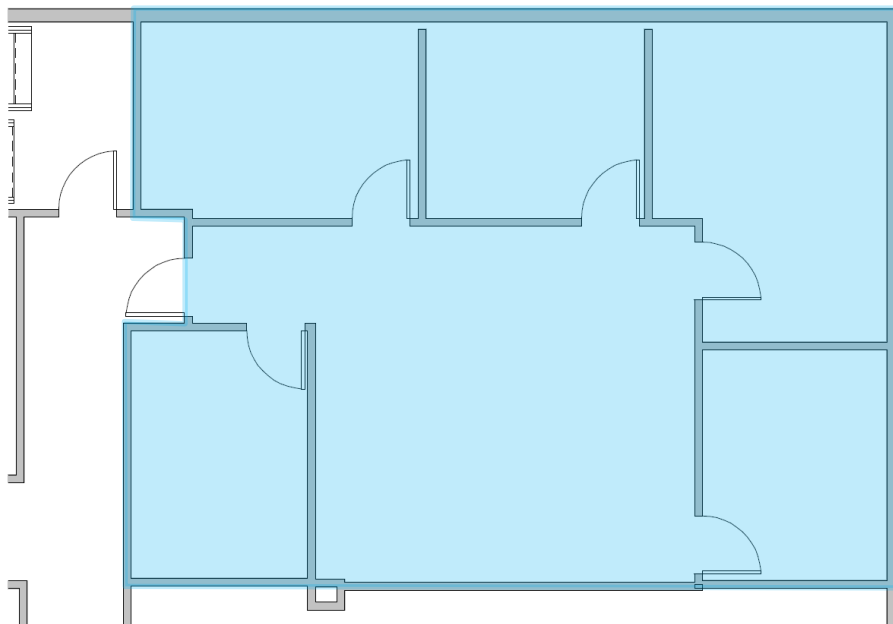
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SUITE 232
1,389 SF



① **SUITE 232**
1/8" = 1'-0"

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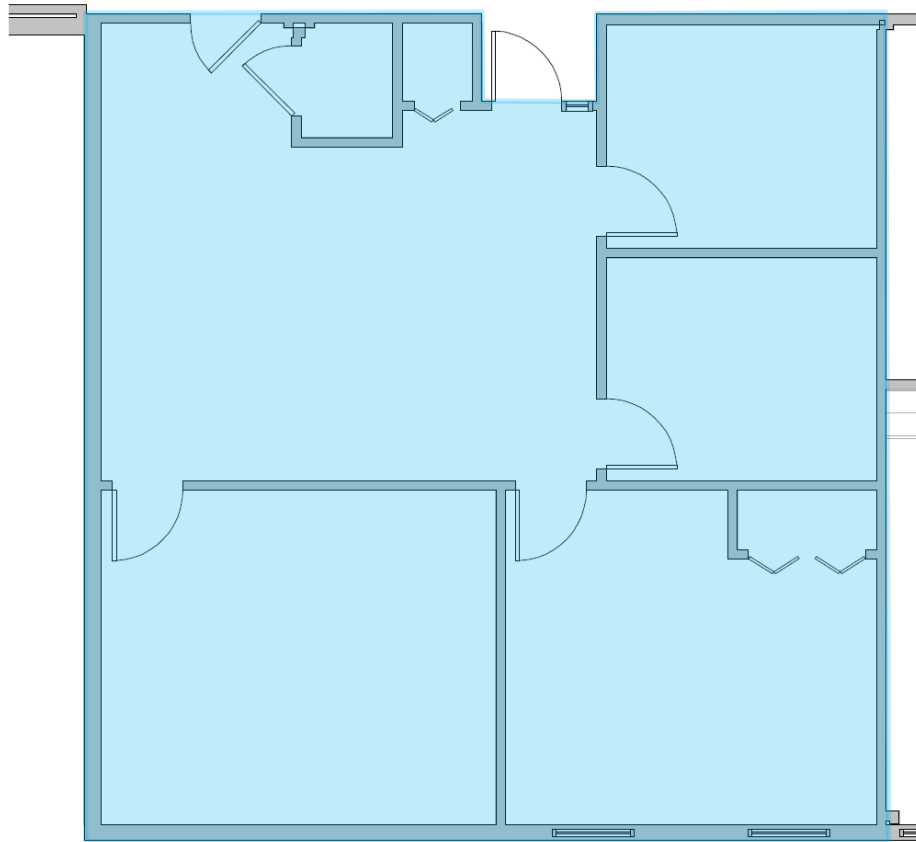
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SUITE 240
1,400 SF



① **SUITE 240**
1/8" = 1'-0"

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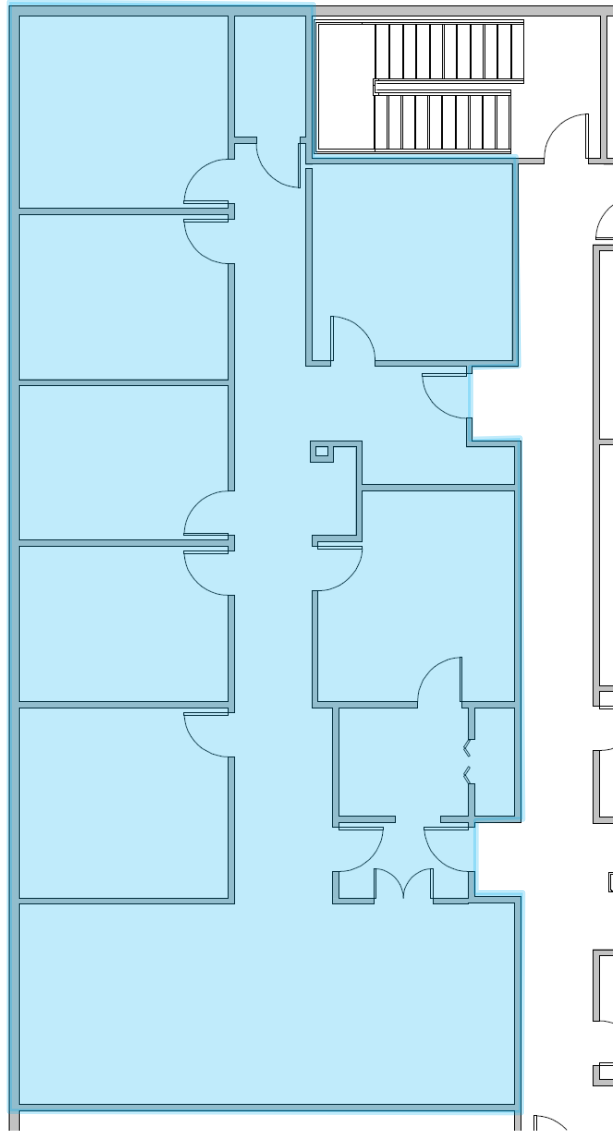
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SUITE 330
2,885 SF



① SUITE 330
1/8" = 1'-0"

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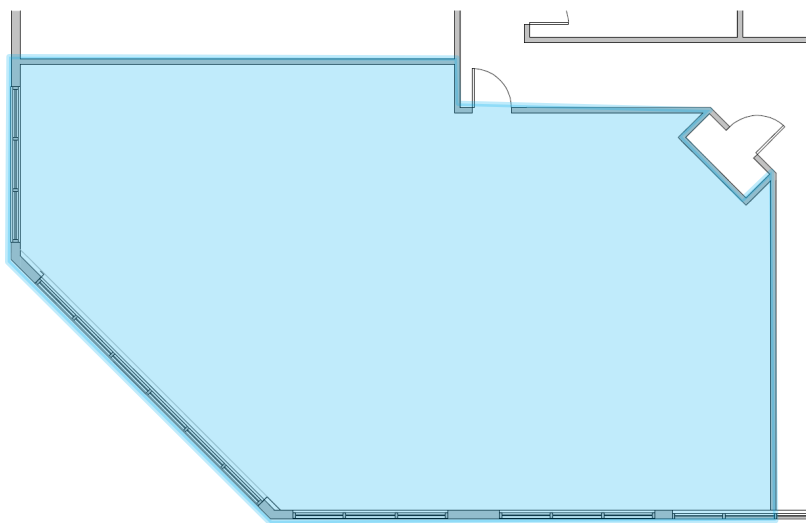
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SUITE 300
2,078 SF



① SUITE 300 - PROPOSED
1/8" = 1'-0"

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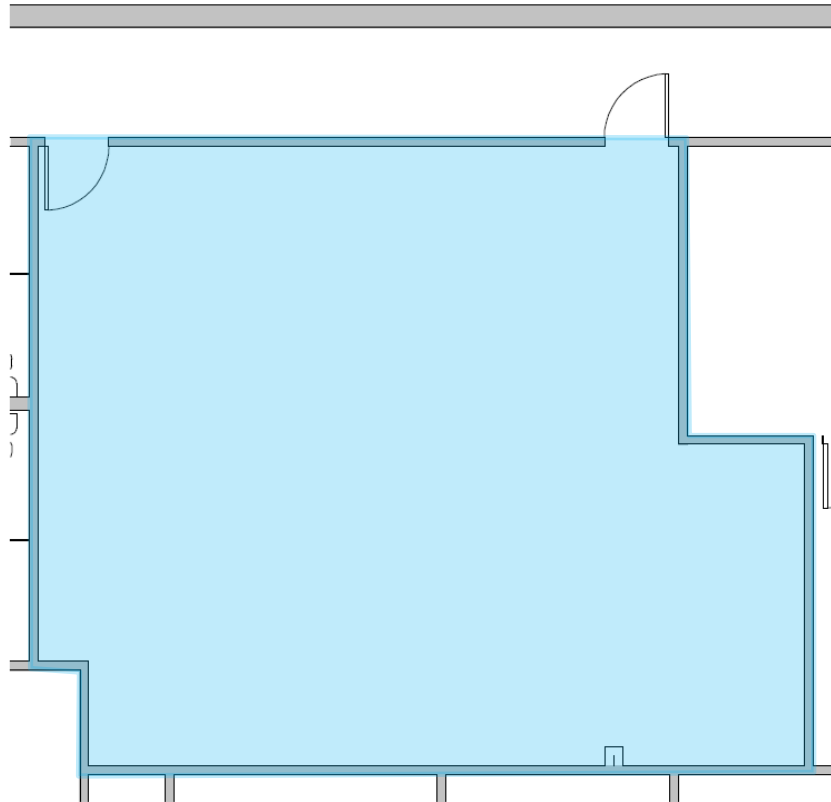
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**FOR
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950 NEW LOUDON RD

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SUITE 280
1,189 SF



① **SUITES 280**
1/8" = 1'-0"

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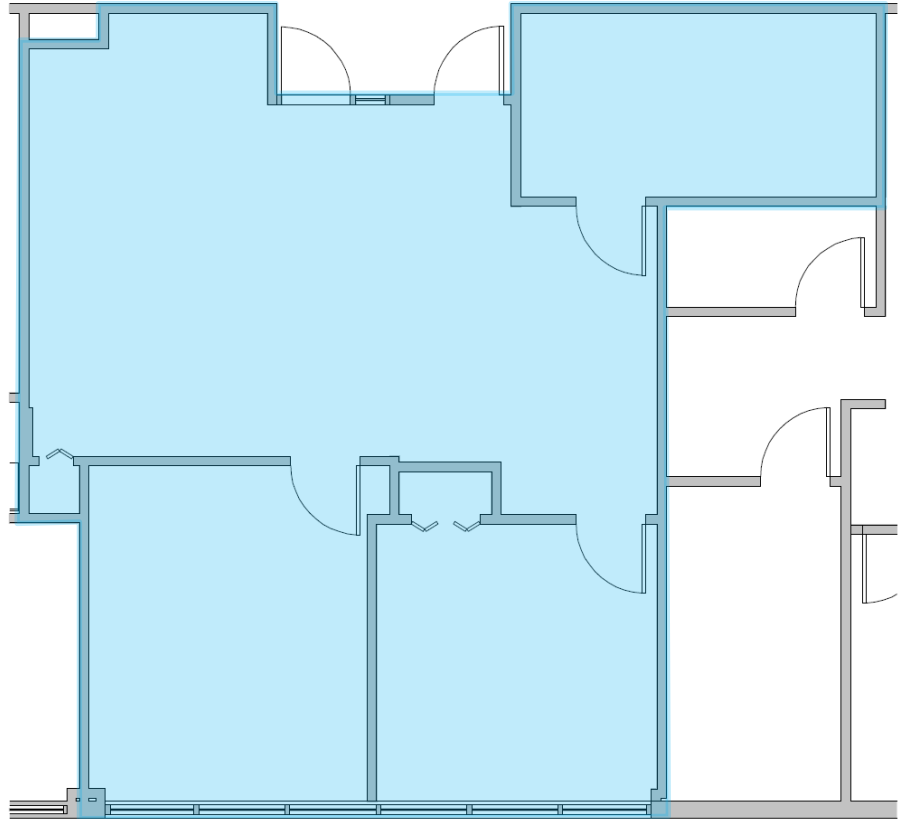
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950 NEW LOUDON RD

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SUITE 265
1,219 SF



① **SUITE 265**
1/8" = 1'-0"

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