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

$22/PSF NNN

FOR MORE INFORMATION PLEASE CONTACT

CRAIG CLERMONT
NYS Licensed Real Estate Salesperson
(518) 369-2729 mobile
cclermont@CarrowRealEstate.com

Carrow Real Estate Services

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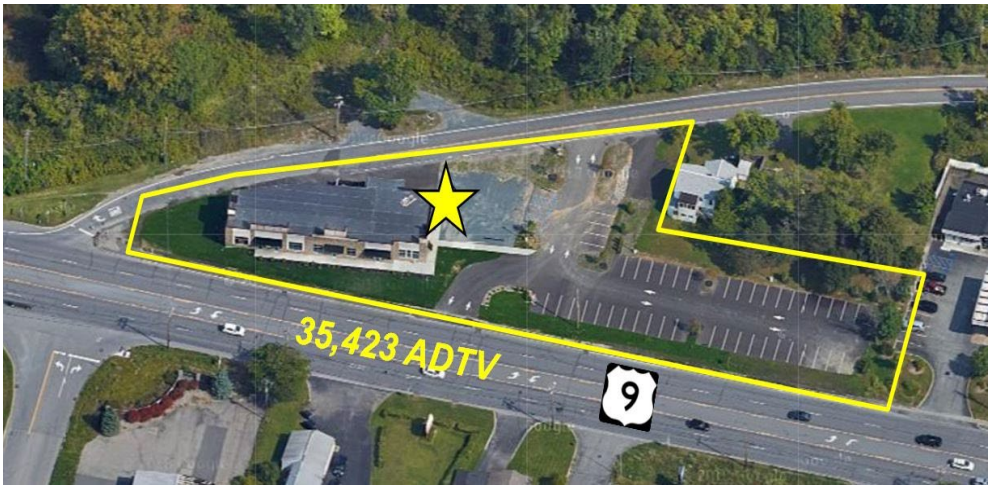
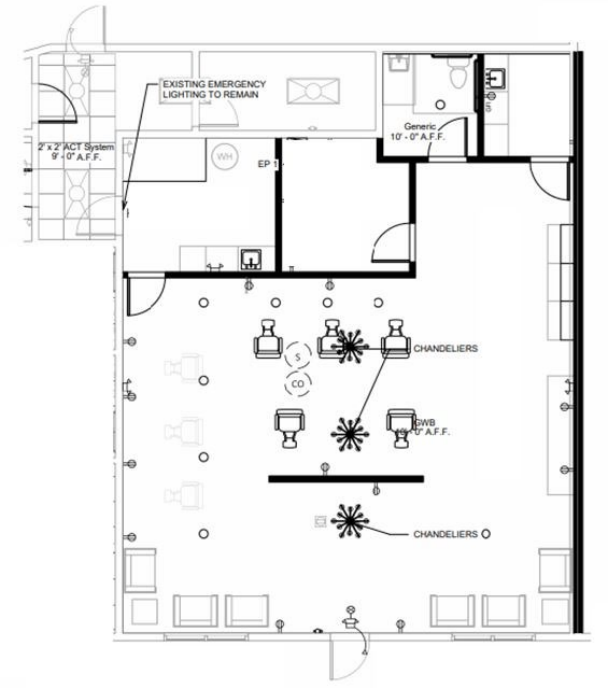
AERIAL





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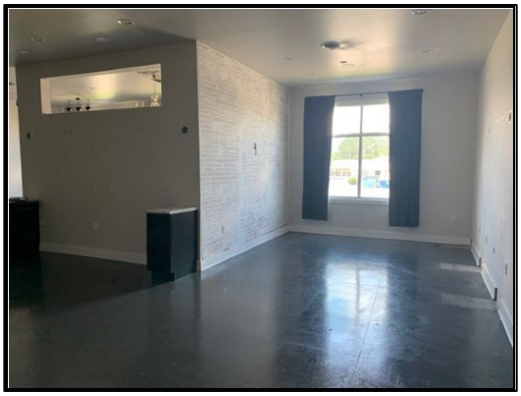
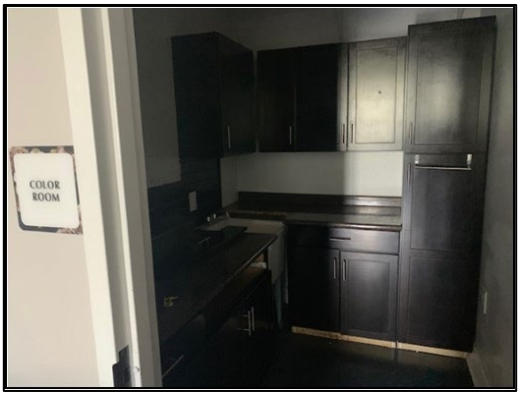
PHOTOS













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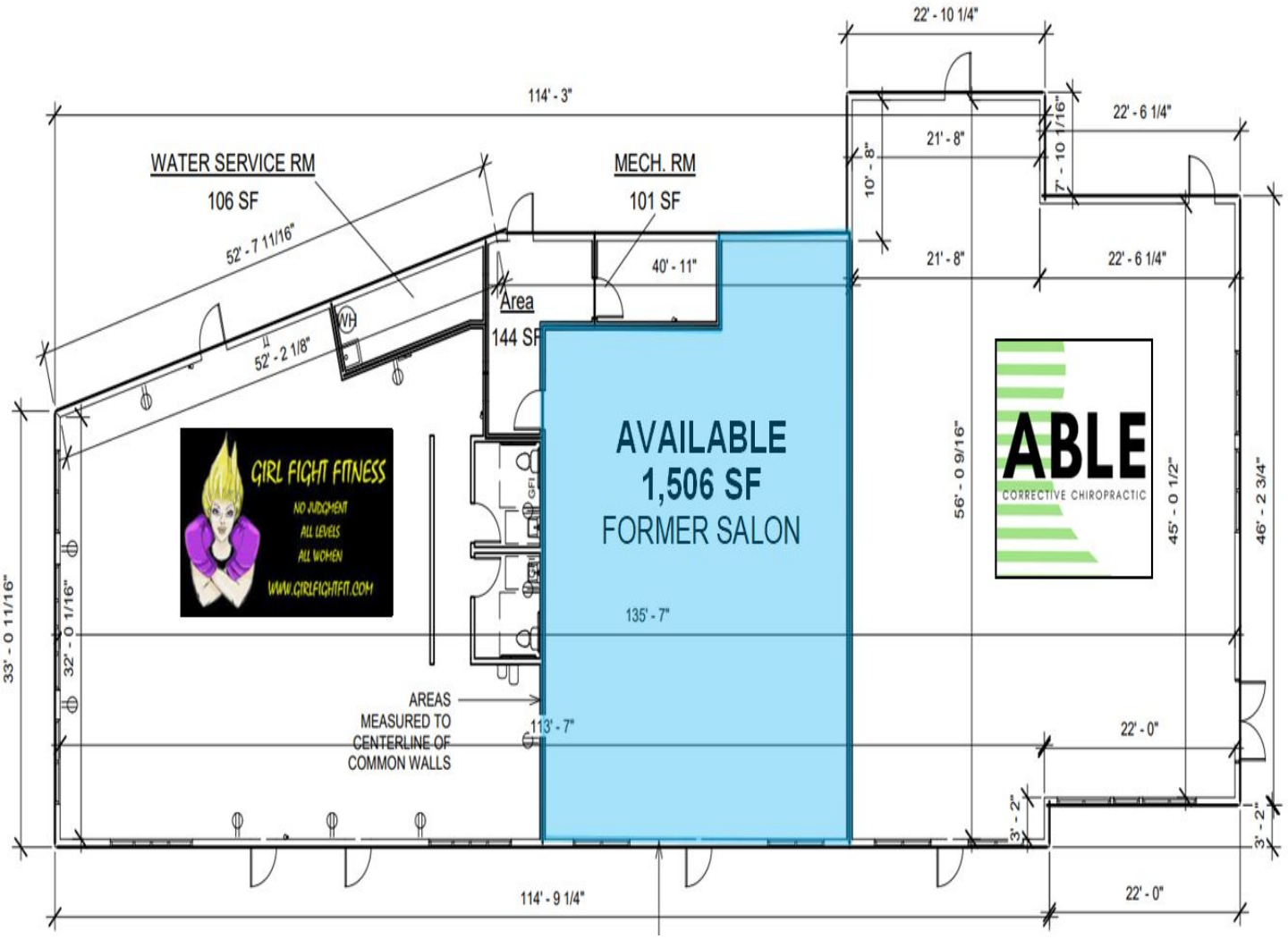
FLOOR PLAN



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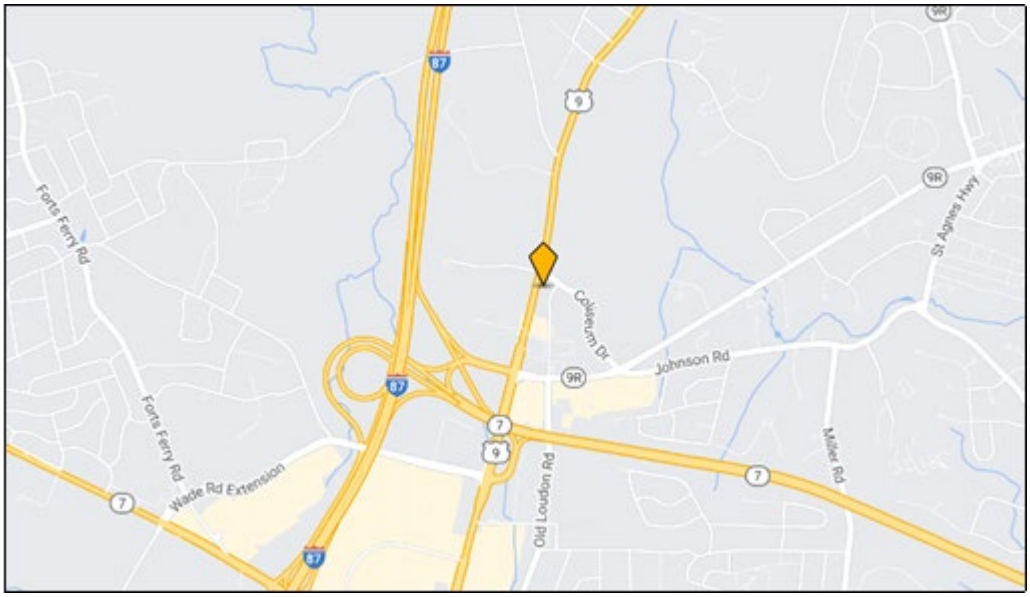
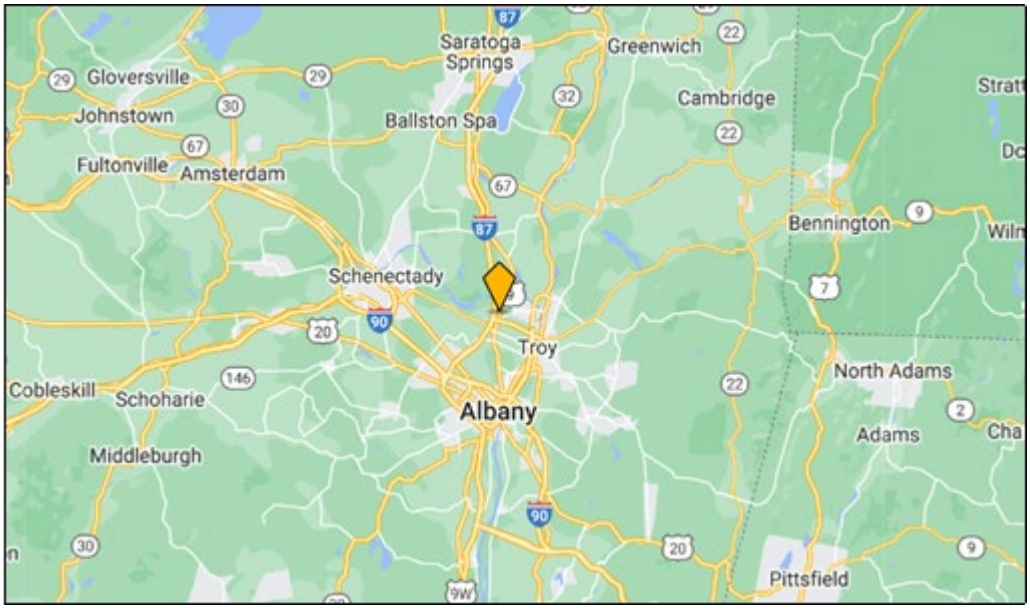
LOCATION





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DEMOGRAPICS

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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