

**FOR
SUB-LEASE**

959 NEW LOUDON RD

LATHAM, NEW YORK

LATHAM POINT PLAZA



FORMER CHIROPRACTIC OFFICE

+/-1,100 SF RETAIL / OFFICE SUITE END CAP

INCREDIBLE VISIBILITY AND EXPOSURE

OVER 35,000 CARS PASSING BY EVERY DAY

SECONDS FROM I-87

ADJACENT TO RECENTLY ANNOUNCED STEWART'S
CONVENIENCE STORE, UNDER CONSTRUCTION COMMUNITY
CARE PHYSICIANS MEDICAL CAMPUS AND NEW AYCO
FINANCIAL COMPLEX

CURRENTLY BUILT-OUT WITH 3 OFFICE SPACES

AMPLE ON-SITE PARKING

FOR MORE
INFORMATION
PLEASE
CONTACT

KYLE BRADLEY, CPA
NYS Licensed Real Estate Salesperson
(845) 325-1568 mobile
kbradley@CarrowRealEstate.com

FOR LEASE

\$20.00 NNN PSF (\$1,833 / MONTH)
NET CHARGES ARE ESTIMATED AT \$6.92 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.
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959 NEW LOUDON RD
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WATER SERVICE RM
106 SF
52' - 7 11/16"

MECH. RM
101 SF
40' - 11"

Area
144 SF

PROPOSED SALON
1506 SF
135' - 7"

AVAILABLE
1,100 SF

GIRL FIGHT FITNESS
NO JUDGEMENT
ALL LEVELS
ALL WOMEN
WWW.GIRLFIGHTFIT.COM

AREAS MEASURED TO CENTERLINE OF COMMON WALLS

Dimensions: 114' - 3", 22' - 10 1/4", 22' - 6 1/4", 21' - 8", 10' - 8", 7' - 10 1/16", 56' - 0 9/16", 46' - 2 3/4", 3' - 2", 22' - 0", 114' - 9 1/4", 113' - 7", 135' - 7", 52' - 2 1/8", 32' - 0 1/16", 33' - 0 1/16"

Architectural floor plan of a classroom building. The plan includes the following rooms and features:

- Classroom 1:** Located at the bottom left, containing 12 desks.
- Classroom 2:** Located to the right of Classroom 1, containing 12 desks.
- Classroom 3:** Located at the top left, containing 12 desks.
- Restroom:** Located between Classroom 2 and Classroom 3.
- Storage:** Located to the right of Classroom 3.
- X-ray:** Located at the top right.
- Exam room 1, Exam room 2, Exam room 3:** Located on the right side of the plan.
- TV:** Located between Exam room 2 and Exam room 3.
- Waiting area:** Located at the bottom right.
- Storage:** Located between the waiting area and Exam room 1.
- Waiting area:** Located between the waiting area and Exam room 2.

Dimensions are provided for various sections of the building:

- Top section: 57'-2" [17424], 15'-9" [4800], 10'-2" [3048]
- Left section: 5'-11" [1800], 5'-11" [1800], 7'-4" [2240]
- Right section: 35'-10" [10891], 4'-6" [14021], 9'-10" [2900]



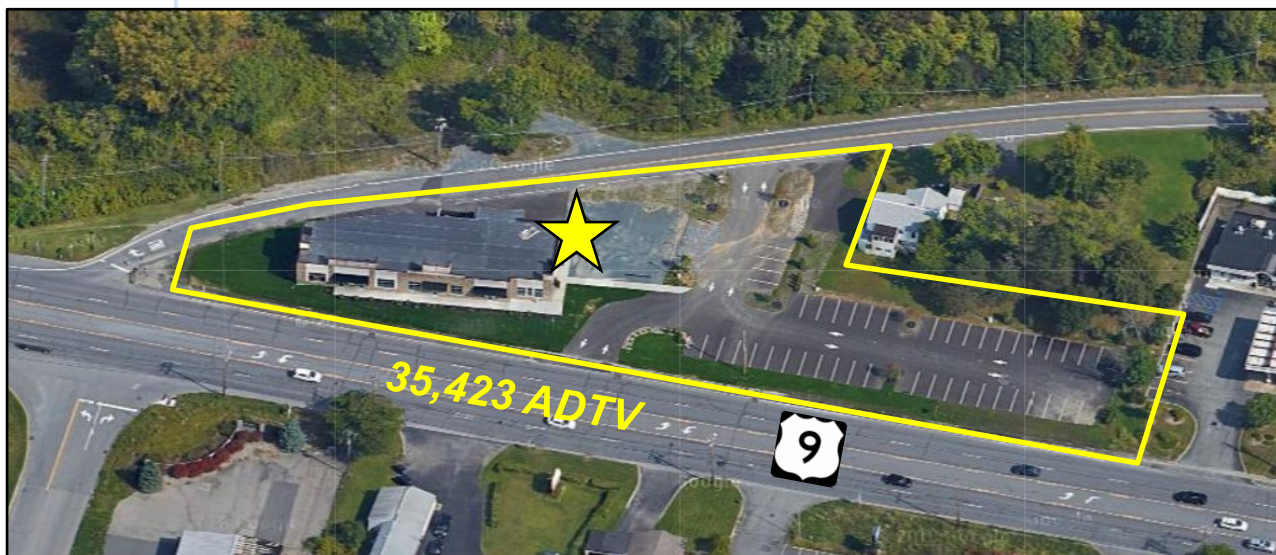
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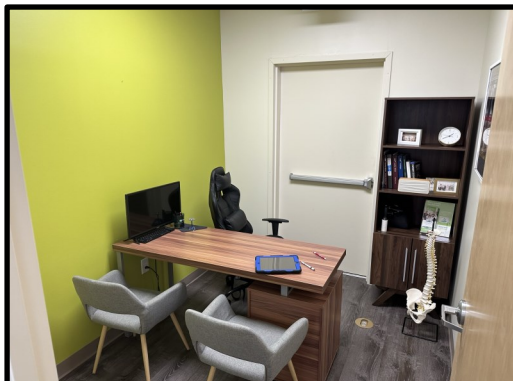
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PHOTOS



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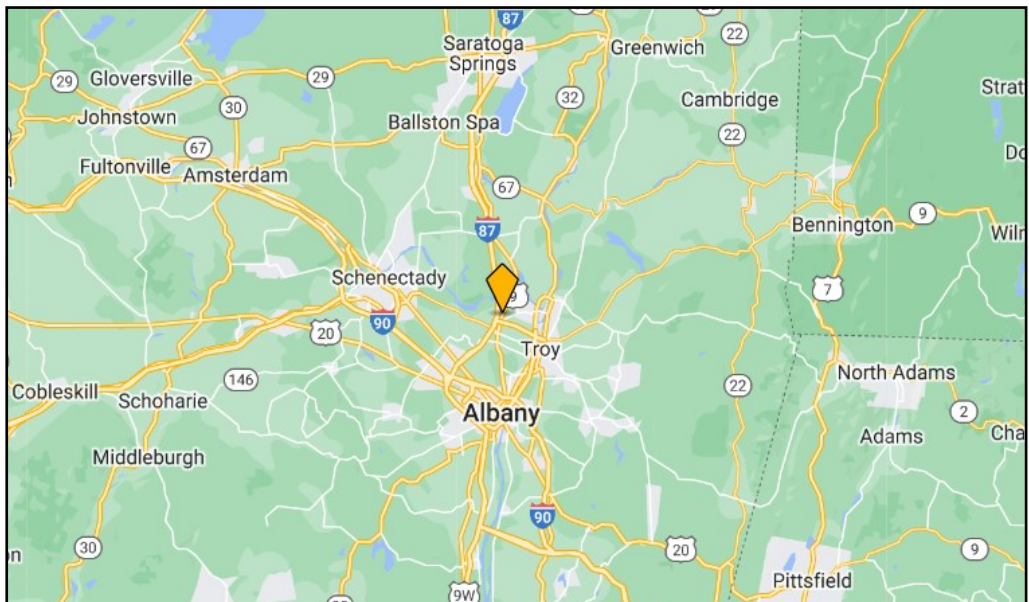
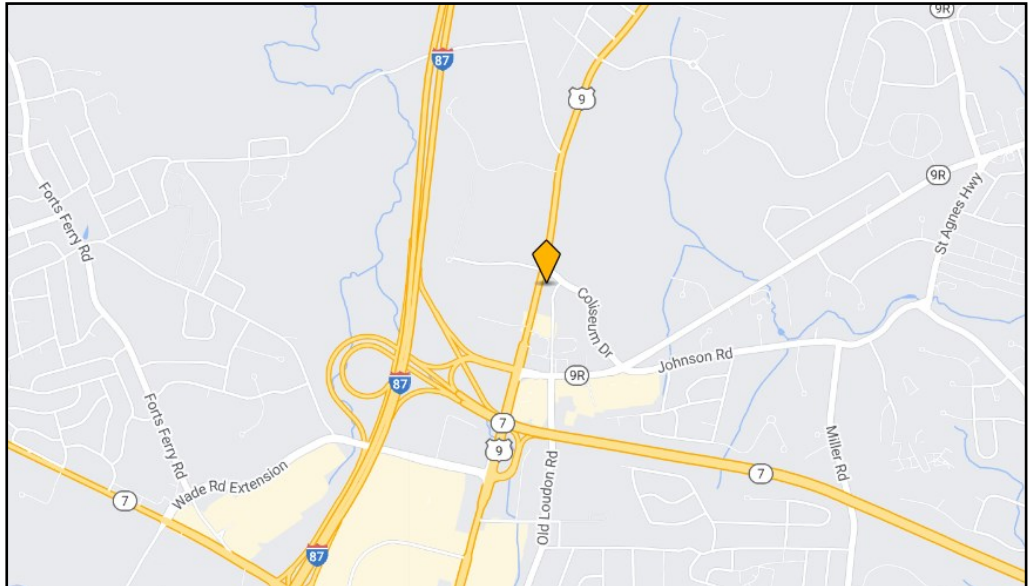
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DEMOGRAPHICS

Population

	2 mile	5 mile	10 mile
2010 Population	21,097	145,788	475,853
2022 Population	22,367	146,257	475,314

Households

	2 mile	5 mile	10 mile
2010 Households	8,716	60,601	197,076
2022 Households	9,245	60,806	196,828

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$103,577	\$87,627	\$89,205
Median Household Income	\$84,765	\$67,086	\$68,363

Housing

	2 mile	5 mile	10 mile
Median Home Value	\$262,573	\$239,443	\$225,133
Median Year Built	1972	1961	1959

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