

**FOR
LEASE**

959 NEW LOUDON ROAD LATHAM, NY 12110

+/- 1,500sf RETAIL / OFFICE SPACE AVAILABLE



- FORMER SALON SPACE
- MINUTES FROM I-87 NORTHWAY AND ALTERNATE ROUTE 7
- CONVENIENTLY LOCATED NORTH OF LATHAM CIRCLE
- PRIVATE PARKING LOT
- HEAVILY TRAFFICKED AREA
- TREMENDOUS STREET VISIBILITY
- LOCATED NEAR MANY BUSINESSES, SHOPS & EATERIES

AVAILABLE FOR LEASE

\$20.00 PSF
NNN

FOR MORE
INFORMATION
PLEASE
CONTACT

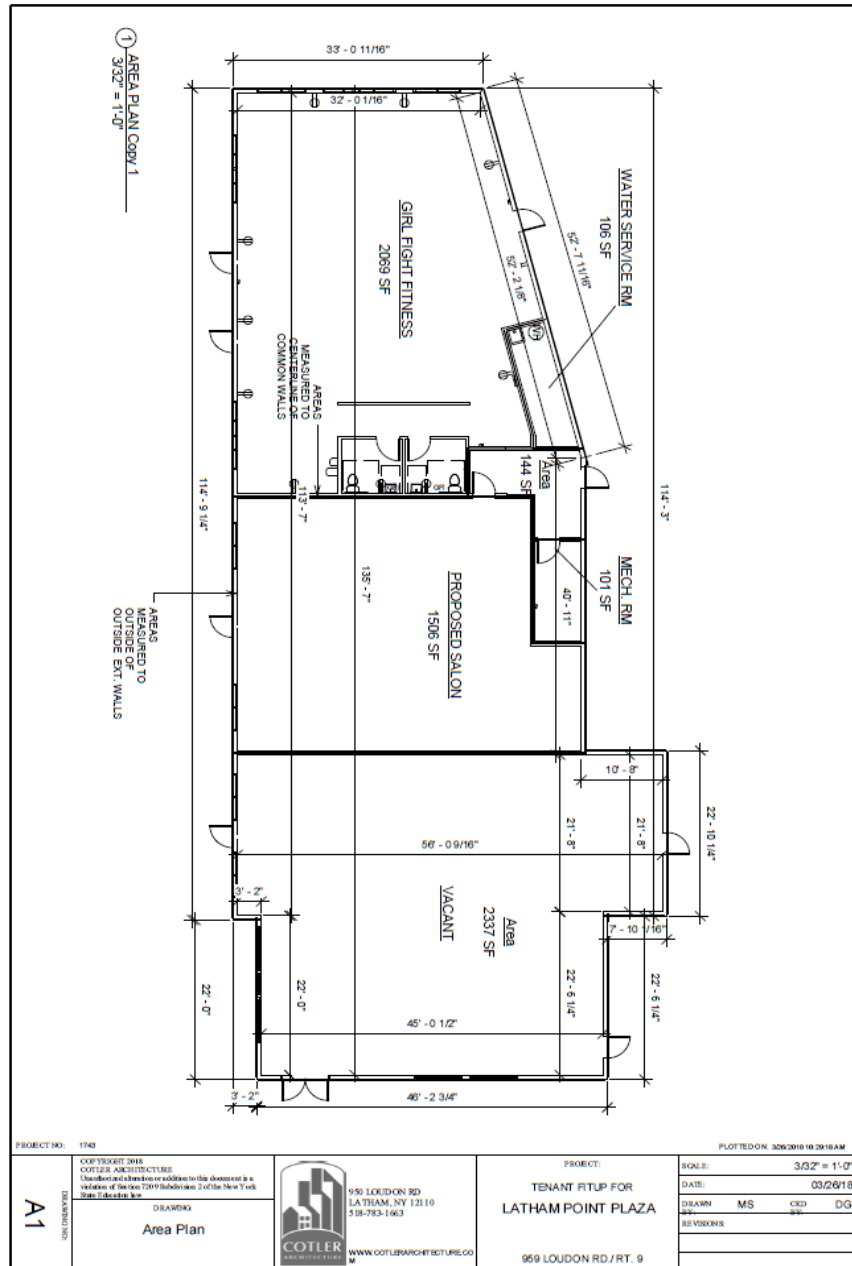
THOMAS A. MILLER
NYS Licensed Associate Real Estate Broker
(518) 462-7491 x 210 office
(518) 495-1000 mobile
Tommy@CarrowRealEstate.com



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FLOOR PLAN



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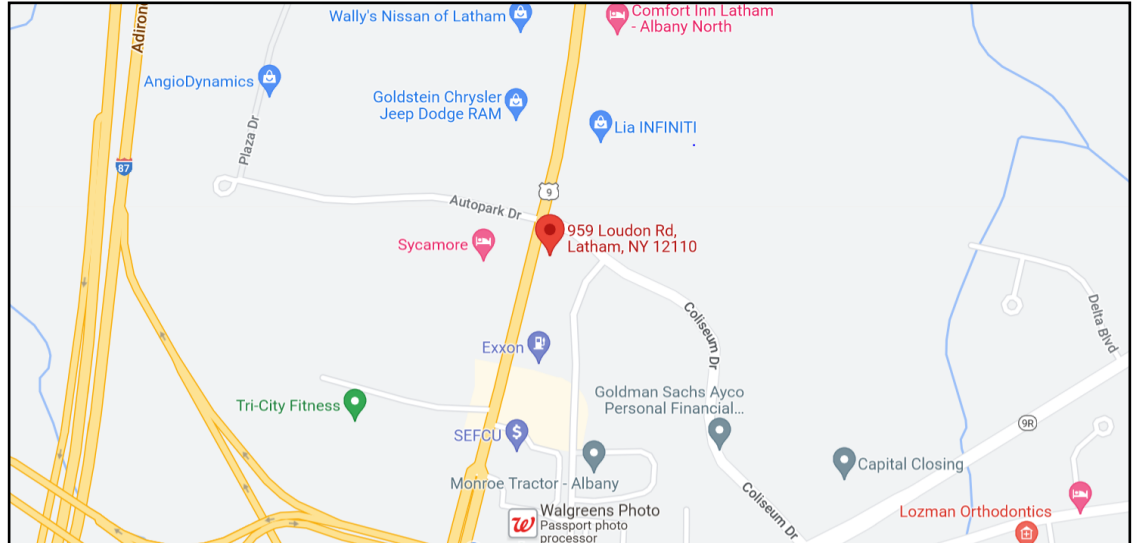
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LOCATION



TAX MAP



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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
2027 Population Projection	22,401	145,405	473,326

Households	2 mile	5 mile	10 mile
2010 Households	8,716	60,601	197,076
2022 Households	9,245	60,806	196,828
2027 Household Projection	9,253	60,424	195,895

TRAFFIC
COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year
Columbia St Exd	Old Loudon Rd E	4,533	2018
New Loudon Rd	Columbia St Exd SE	3,563	2022
New Loudon Rd	Columbia St Exd E	7,151	2022
Old Loudon Rd	Columbia St Exd N	6,347	2022
New Loudon Rd	Columbia St Exd E	8,627	2022
New Loudon Rd	Hwy 7 S	35,423	2022
Autopark Dr	New Loudon Rd E	18,005	2022
New Loudon Rd	State Rte 7 SE	14,702	2022
State Hwy 7	New Loudon Rd NW	41,378	2018
I- 87	Hwy 7 S	64,692	2022

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