FOR LEASE

Stonewell Plaza

1969 New Scotland Road
Slingerlands, NY 12159

+/-800 SF Endcap Retail Space For Lease

+/-800 SF RETAIL / OFFICE SPACE

- Located in highly visible neighborhood strip center
- Hard corner at signalized intersection
- Join Widowbox Café, Pizza by Dominic and Vic's Town Barbershop
- Within the highly desirable Voorheesville Central School District
- In an area of exploding residential growth with strong demographics
- Fifty (50) parking spaces: 3.67 / 1,000 SF
- Individually metered for gas & electric
- Vanilla shell with restroom
- 10,847 AADT

AVAILABLE FOR LEASE

$1,300 NNN / MONTH
NETS ESTIMATED AT +/-$3.00 PSF

FOR MORE INFORMATION PLEASE CONTACT

RUDY R. LYNCH, CCIM
NYS Licensed Associate Real Estate Broker
(518) 337-3705 mobile
Rudy@CarrowRealEstate.com

Carrow

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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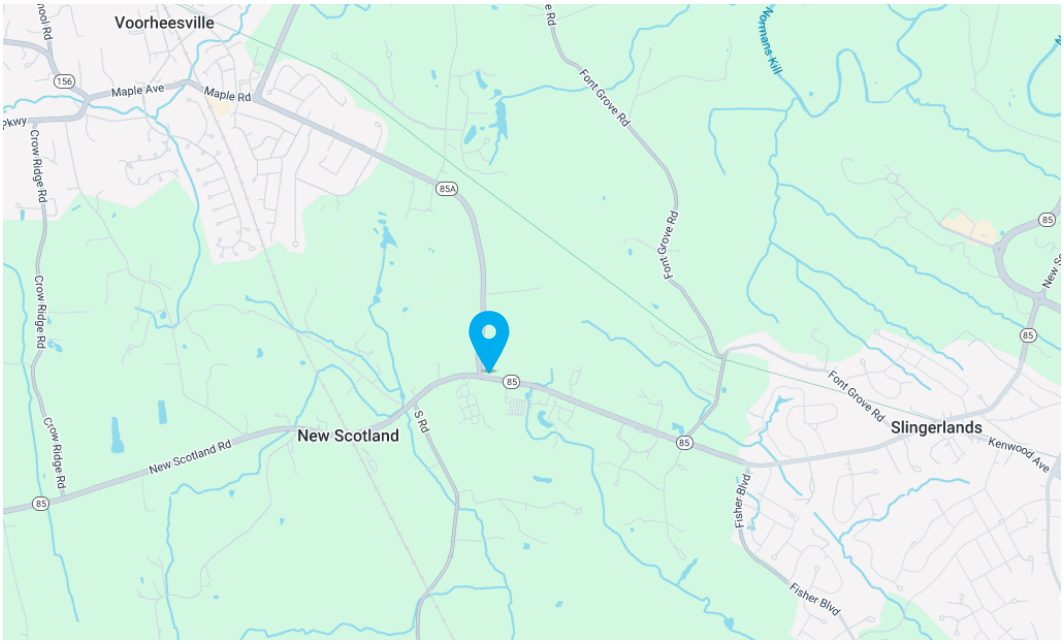
LOCATION



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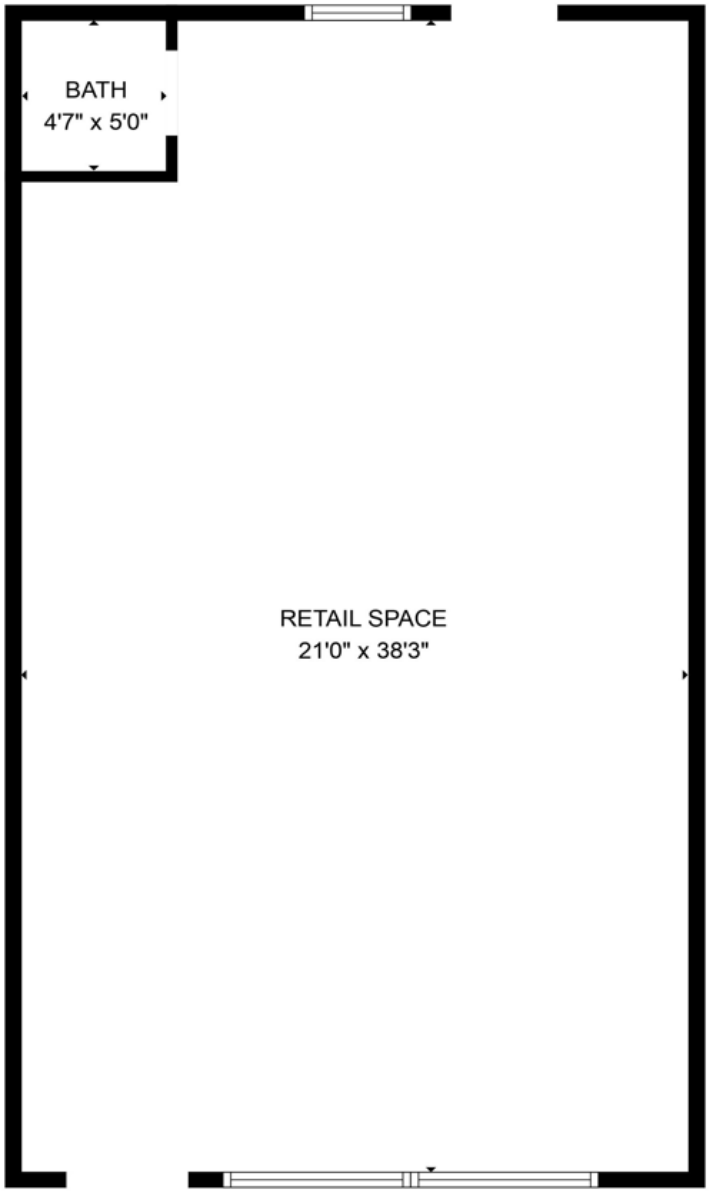
FLOOR PLAN



Total: 803.25 sq ft

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DEMOGRAPHICS

Population

	2 miles	5 miles	10 miles
2020 Population	5,425	56,879	264,101
2024 Population	5,673	59,072	264,989

Households

	2 miles	5 miles	10 miles
2020 Households	2,143	24,241	111,207
2024 Households	2,241	25,191	111,078

Income

	2 miles	5 miles	10 miles
Avg Household Income	$147,669	$126,090	$100,539
Median Household Income	$111,971	$94,785	$77,951

Housing

	2 miles	5 miles	10 miles
Median Home Value	$327,179	$296,634	$263,122
Median Year Built	1974	1973	1964

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