

**FOR  
LEASE**

# 250 DELAWARE AVENUE

## DELAWARE AVENUE HEALTH PARK

DELMAR, NY

### BUILDING



### FEATURES

48,000 SF Class A Medical Office Building  
Great Opportunity for a Medical Practice  
**Up to 6,217 SF Available - Will Subdivide**  
Ample parking  
ADA Handicap Accessible  
Generous build-out allowance

***Great Referral Source***  
**Current Tenants include Family Medicine, Physical Therapy,  
Imaging, Dental, Pediatrics, and Orthopedics**

### LOCATION

Located in the heart of the highly affluent Delmar, New York.  
Directly adjacent to one of the highest grossing CVS Pharmacy's in the Capital Region.

**FOR MORE  
INFORMATION  
PLEASE  
CONTACT**

**RUDY R. LYNCH, CCIM**  
NYS Licensed Associate Real Estate Broker  
(518) 462-7491 x 207 office  
(518) 337-3705 mobile  
Rudy@CarrowRealEstate.com

**AVAILABLE FROM \$18.00 / SF NNN**



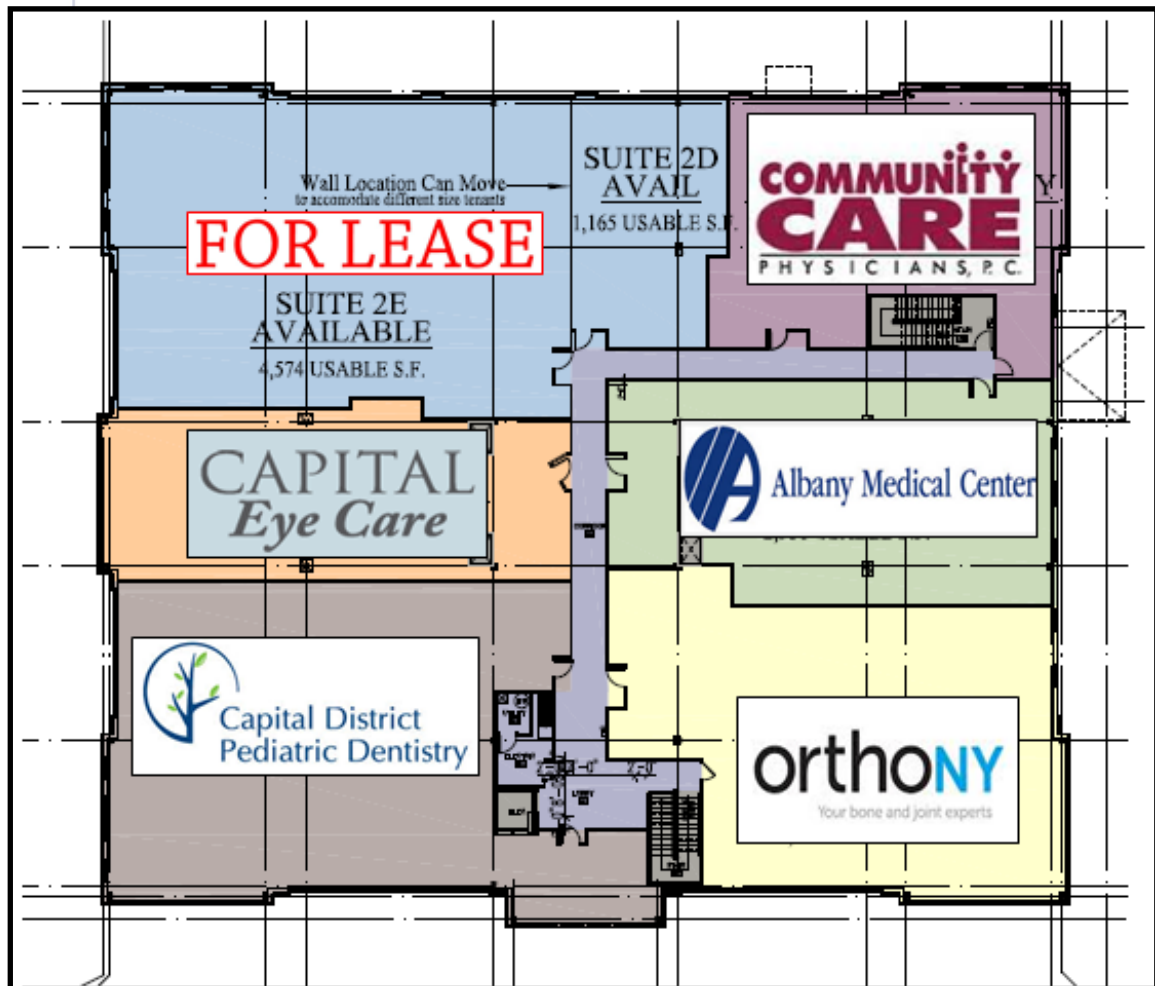
*Adding Value Through Professional Real Estate Services*

**FOR  
LEASE**

# 250 DELAWARE AVENUE

DELMAR, NY

**FLOOR  
PLANS**



**FOR MORE  
INFORMATION  
PLEASE  
CONTACT**

**RUDY R. LYNCH, CCIM**  
NYS Licensed Associate Real Estate Broker  
(518) 462-7491 x 207 office  
(518) 337-3705 mobile  
Rudy@CarrowRealEstate.com



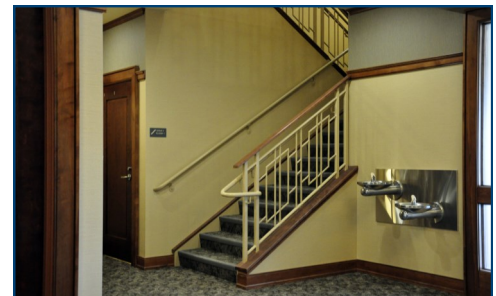
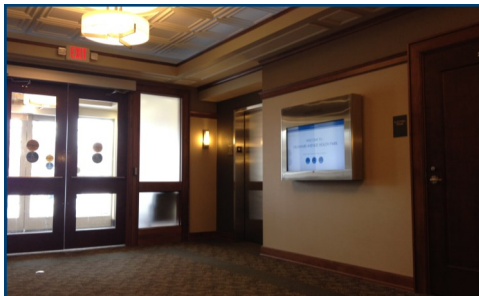
Adding Value Through Professional Real Estate Services

**FOR  
LEASE**

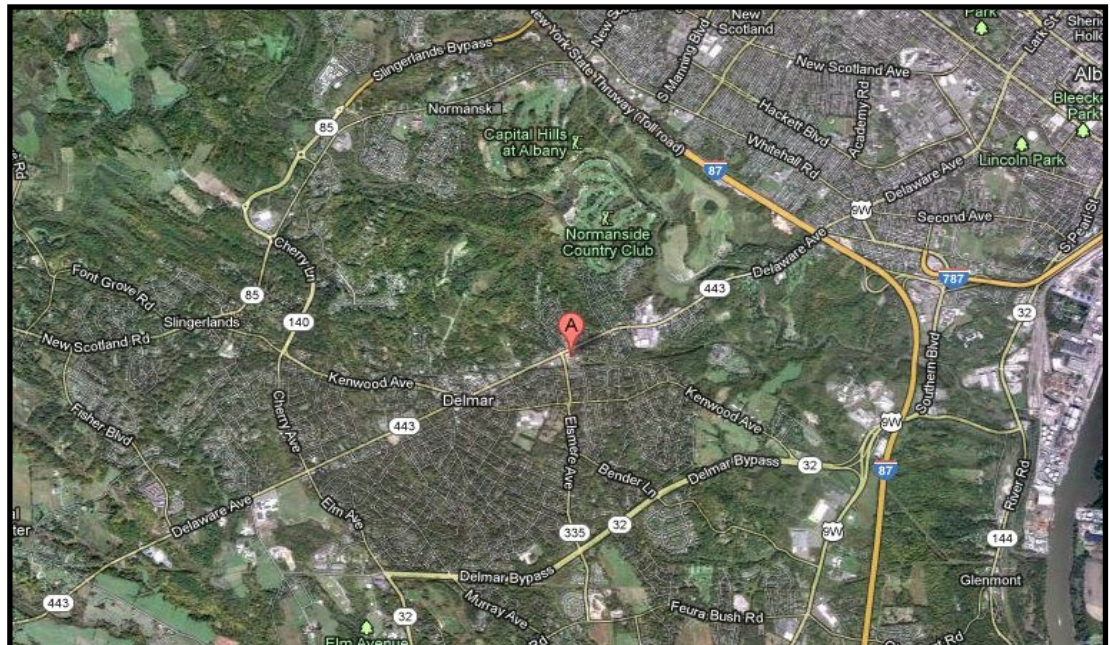
# 250 DELAWARE AVENUE

DELMAR, NY

## PHOTO GALLERY



## SATELLITE PHOTO



**FOR MORE  
INFORMATION  
PLEASE  
CONTACT**

**RUDY R. LYNCH, CCIM**  
NYS Licensed Associate Real Estate Broker  
(518) 462-7491 x 207 office  
(518) 337-3705 mobile  
Rudy@CarrowRealEstate.com



Adding Value Through Professional Real Estate Services



**FOR  
LEASE**

# 250 DELAWARE AVENUE

DELMAR, NY

## DEMOGRAPHICS

Population	3 Mile	5 Mile	10 Mile
2011 Total Population:	60,543	148,694	314,936
Pop Growth 2011-2016:	0.80%	0.30%	1.00%
Per Capita Income:	\$36,756	\$31,113	\$32,610
Average Age:	39.60	37.00	39.00
Households			
2011 Total Households:	25,125	61,760	130,497
HH Growth 2011-2016:	1.00%	0.60%	1.50%
Median Household Inc:	\$62,984	\$48,861	\$54,906
Avg Household Size:	2.34	2.22	2.27
Avg HH Vehicles:	1.30	1.20	1.30
Housing			
Median Housing Value:	\$212,687	\$189,630	\$191,386
Median Year Built:	1954	1946	1956



**FOR MORE  
INFORMATION  
PLEASE  
CONTACT**

### RUDY R. LYNCH, CCIM

NYS Licensed Associate Real Estate Broker  
(518) 462-7491 x 207 office  
(518) 337-3705 mobile  
Rudy@CarrowRealEstate.com



Adding Value Through Professional Real Estate Services