

**FOR  
LEASE**

# 21 EXECUTIVE PARK DRIVE

HALFMOON, NY 12065

## 2,200 SF FIRST FLOOR CORNER OFFICE SUITE



- **2,200 SF FIRST FLOOR PROFESSIONAL OFFICE SUITE**
- STRATEGICALLY LOCATED IN HALFMOON EXECUTIVE OFFICE PARK
- SECONDS FROM I-87 NORTHWAY EXIT 8A
- AMPLE PARKING
- PRIVATE IN-SUITE RESTROOMS AND KITCHENETTE
- LOTS OF WINDOWS FOR PLENTY OF NATURAL LIGHT
- WILL BUILD-TO-SUIT

**AVAILABLE FOR LEASE**

**\$15.95 PSF**

PLUS UTILITIES AND JANITORIAL

FOR MORE  
INFORMATION  
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CONTACT

**RUDY R. LYNCH, CCIM**

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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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PHOTOS



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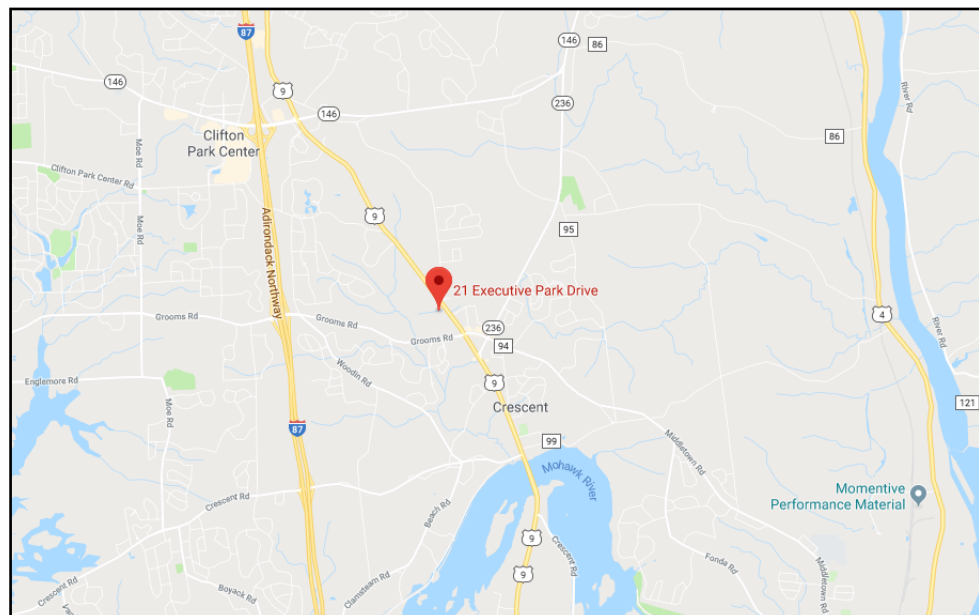
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## HALFMOON, NY 12065

### DEMOGRAPHICS

Population	3 Mile	5 Mile	10 Mile
2018 Total Population:	32,061	71,441	332,982
2023 Population:	32,654	72,707	335,521
Pop Growth 2018-2023:	1.85%	1.77%	0.76%
Average Age:	41.00	41.10	39.80
Households			
2018 Total Households:	13,505	29,695	135,824
HH Growth 2018-2023:	1.79%	1.72%	0.79%
Median Household Inc:	\$81,872	\$79,237	\$66,692
Avg Household Size:	2.40	2.40	2.40
2018 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$263,095	\$261,201	\$221,103
Median Year Built:	1984	1979	1964

### LOCATION



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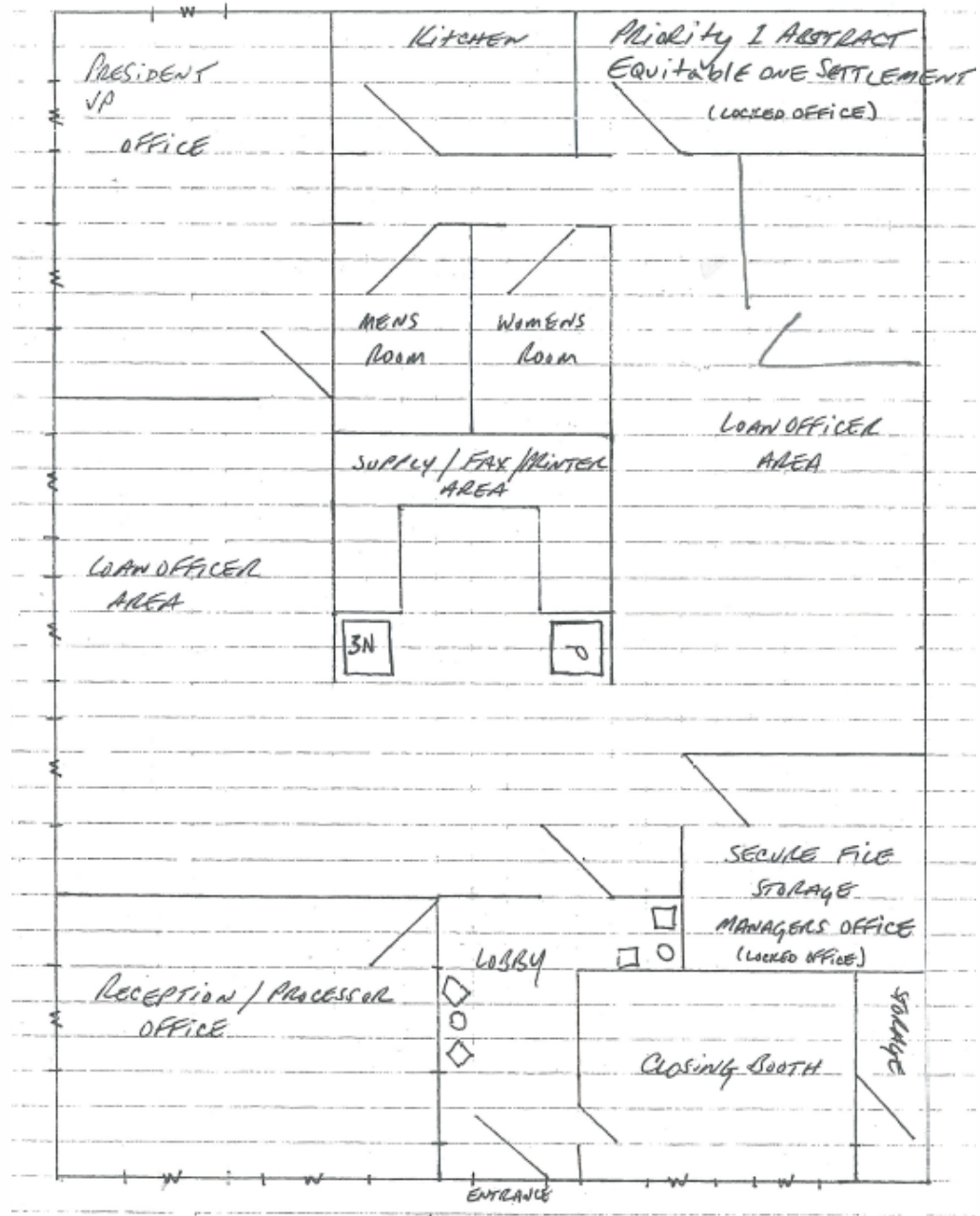


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FLOOR PLAN



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