

FOR  
LEASE

# 785 DELAWARE AVENUE

DELMAR MEDICAL-PROFESSIONAL BUILDING  
DELMAR, NY

BUILDING

## TURN-KEY MEDICAL / PROFESSIONAL SPACE



FEATURES

**+/- 1,400 to 7,700 SF Available**

90 Vehicle Surface Parking Lot (5:1)

Will Build To Suit

Extremely Convenient Location

ADA Accessible

Immediate Occupancy

Great Exposure

Signage Available on Busy Delaware Avenue

**AVAILABLE FOR LEASE**  
**\$14.00 PER SF**  
Plus Utilities and Janitorial

FOR MORE  
INFORMATION  
PLEASE  
CONTACT

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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.  
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## PROPERTY DESCRIPTION

The Delmar Medical/Professional building is approximately five miles west of Thruway Exit 23 or Interstate 87/90. Delaware Avenue also provides easy access to the city of Albany. The growth around the professional building includes new subdivisions, apartments and the new YMCA Building. The Delmar/Elsmere community is considered one of the most desirable suburban areas of the Capital District. The population is in excess of 30,000 people. The Bethlehem Central School District enjoys a fine reputation, locally and statewide. Complete commercial and community support services exist along the Delaware Avenue corridor. Handsome concrete block with blue stone veneer. The building and property are very well maintained. Handicap access to all offices. Security system in the building. Suitable for medical or professional offices.

## AERIAL VIEW



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AREAL VIEW



DEMOGRAPHICS

Population	3 Mile	5 Mile	10 Mile
2015 Total Population:	24,730	73,430	262,153
2020 Population:	25,151	74,816	265,318
Pop Growth 2015-2020:	1.70%	1.89%	1.21%
Average Age:	41.80	40.90	39.10
Households			
2015 Total Households:	10,015	31,119	107,856
HH Growth 2015-2020:	1.72%	1.91%	1.26%
Median Household Inc:	\$90,816	\$74,692	\$60,569
Avg Household Size:	2.40	2.30	2.30
2015 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$282,010	\$239,297	\$216,105
Median Year Built:	1969	1964	1960

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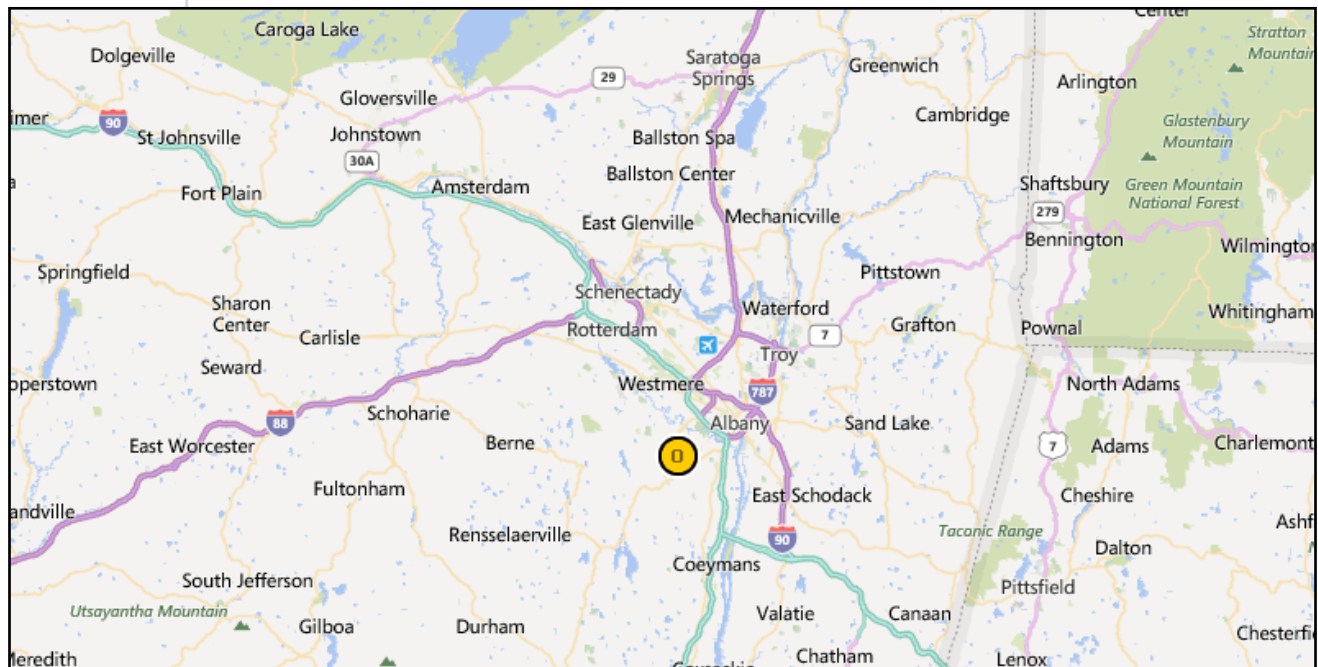
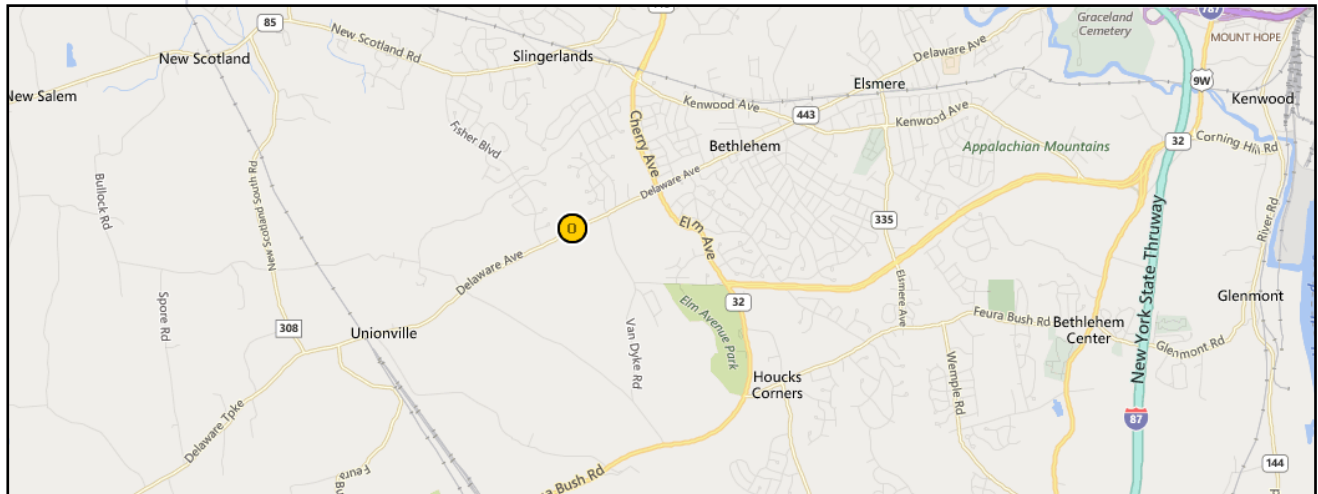


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## LOCATION



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## PHOTOS



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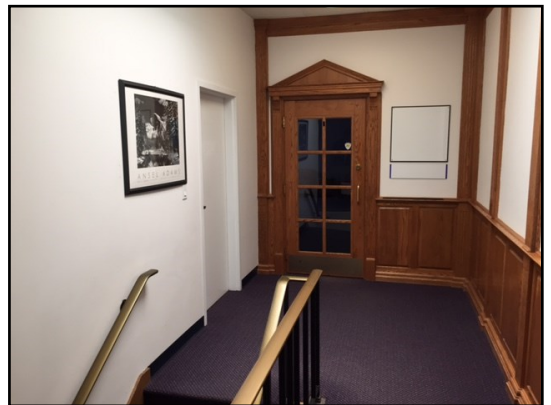


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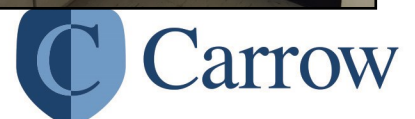
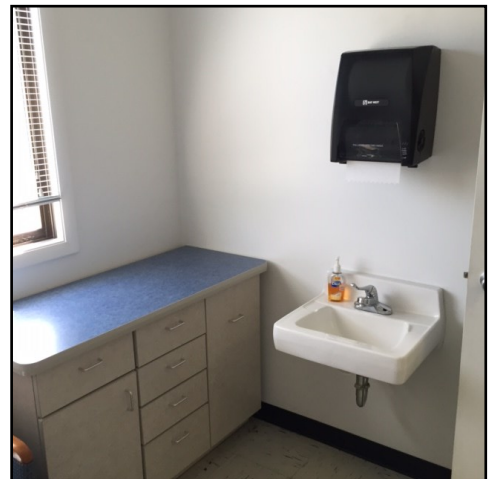
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