# FOR LEASE



**BUILDING SIZE** 

79,450 SF

### **AVAILABLE SPACE**

**O** 6,400 SF

**O** 8,750 SF

O 15,150 SF Contiguous

O Build-to-suit up to 5,000 SF - can be subdivided.

LOT SIZE

378,972 SF

**TRAFFIC** 

10,409 VPD – Route 32.

**PRICING** 

\$12-\$15 SF NNN

### **COMMENTS**

- O Located at the corner of Routes 4 and 32 on Burgoyne Avenue.
- Anchored by Hannaford Supermarket and other national brands.

### 2023 Demographics

	1 Miles	3 Miles	5 Miles
Population	3,449	15,400	47,958
Average HH Income	\$74,645	\$70,726	\$73,108
Est. Adj. Daytime Demographics (16+)	2,048	11,789	45,580

Alex Kutikov, Principal Licensed Real Estate Broker Gordon Heeps, Principal Licensed Real Estate Broker

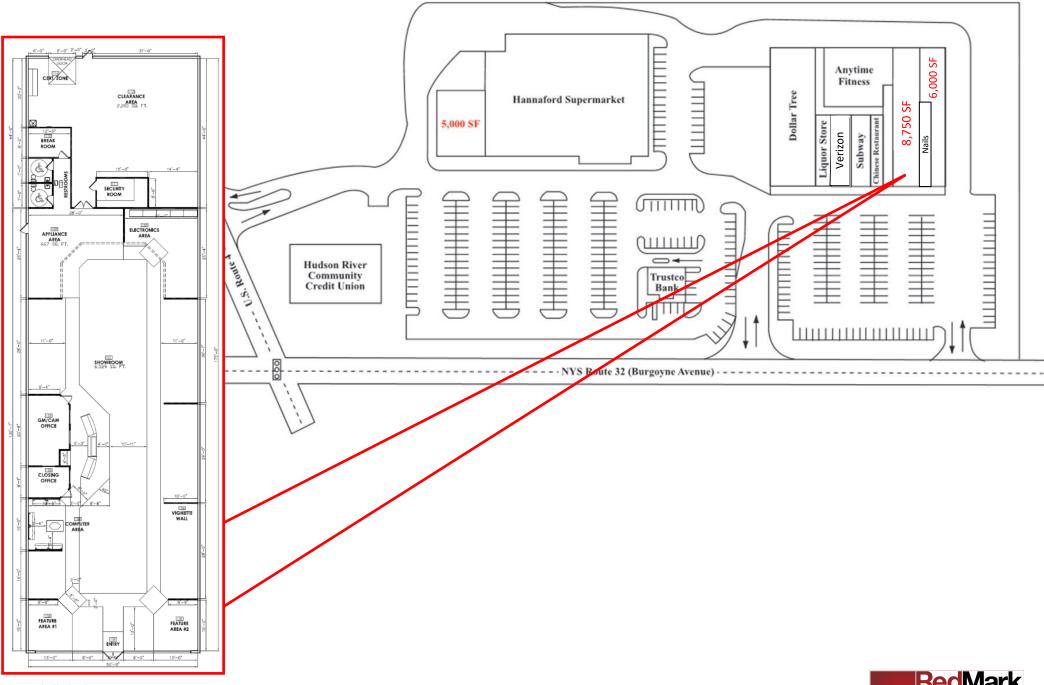


# FOR LEASE | KING'S PLAZA – 3736 Burgoyne Ave, Hudson Falls, NY 12839











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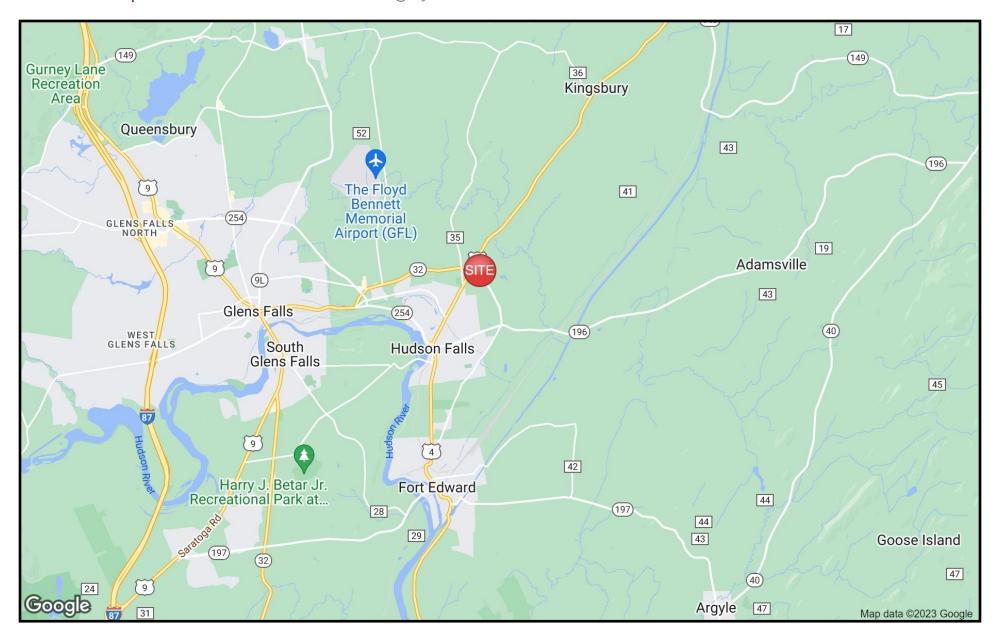
5,000 SF build-to-suit space available to the left of Hannaford Supermarket.

Call Listing Brokers for more information.





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