

FOR LEASE

2374 Route 9

Malta, NY 12118



### PROPERTY INFO

- Former staffing space with 2 offices, a conference room, and a reception area.
- Great visibility along busy Route 9 with  $\pm 15,000$  VPD.
- Ample on-site parking for employees and customers.
- Convenient access to I-87 and nearby residential neighborhoods.
- Located in a growing corridor with national retailers, restaurants, and service businesses.

### 2025 Demographics

	1 Miles	3 Miles	5 Miles
Population	3,622	19,341	39,960
Average HH Income	\$169,799	\$138,606	\$146,190
Est. Adj. Daytime Demographics (16+)	2,292	11,377	23,317

### AVAILABLE SPACE

- $\pm 1,000$  SF second floor office.

### PRICING

\$14 SF Gross + Utilities & Janitorial

Doug Morabito  
Licensed Real Estate Agent

Alex Kutikov, Principal  
Licensed Real Estate Broker



Value...through performance

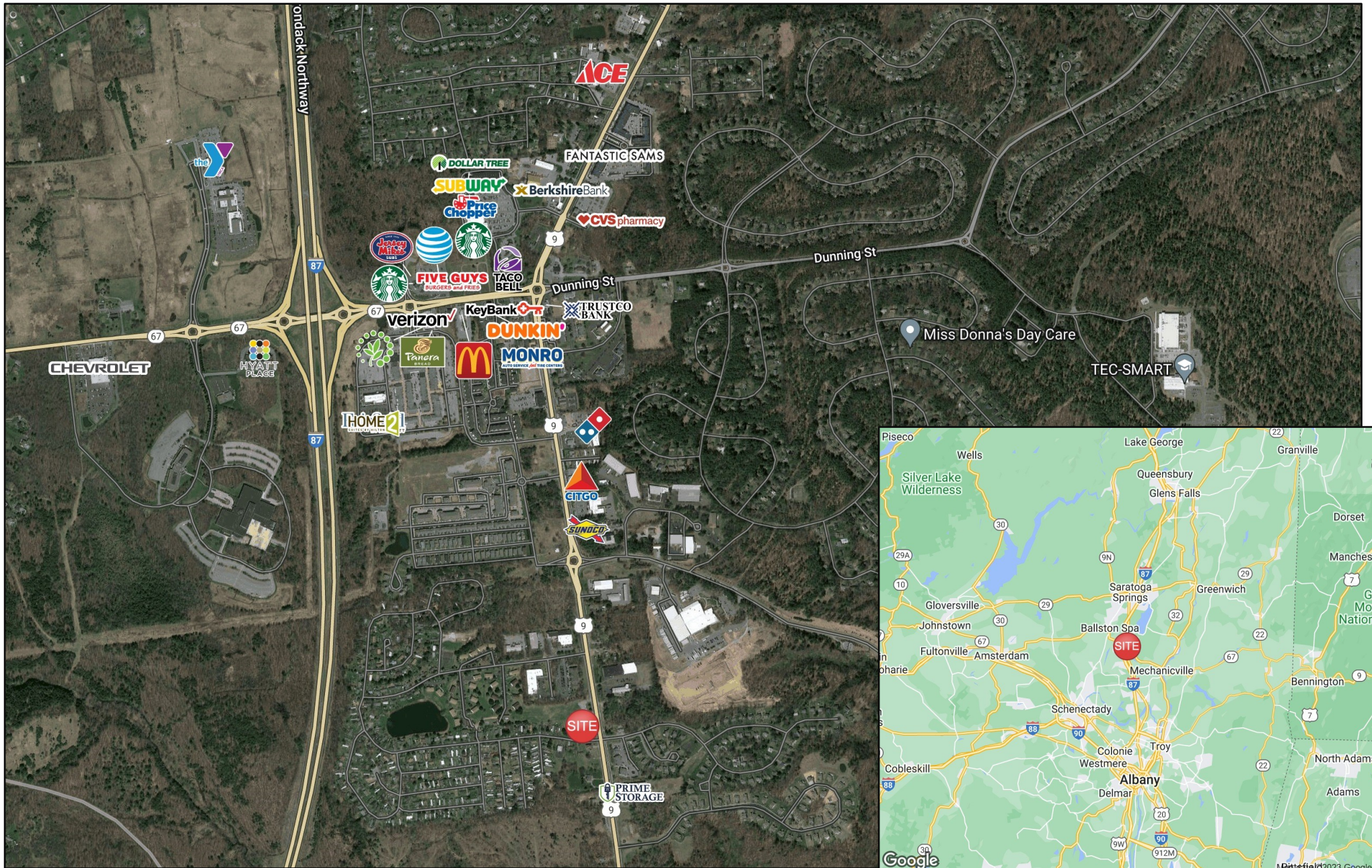


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