

LEASING FACT SHEET

36 SARATOGA AVENUE
MECHANICVILLE, NEW YORK



FOR LEASE

\$9.00 per square foot NNN + Utilities

- *8,000 sf Freestanding Building**
- *Retail/Warehouse with overhead doors**
- *Just off intersection of Route 4, 32 & 67 in the heart of Mechanicville's retail corridor**
- *Ample parking**
- *Immediate Occupancy**



DEMOGRAPHICS

	<u>1 MILE</u>	<u>2 MILE</u>	<u>3 MILE</u>
POPULATION	6,880	9,219	12,045
AVE HH INCOME	\$50,821	\$53,318	\$55,281
MEDIAN AGE	39.1	39.7	39.2



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MECHANICVILLE, NEW YORK

SITE



6,446 AADT

14,703 AADT

3,943 AADT

6,801 AADT

15,691 AADT

