

# FOR LEASE | RETAIL SPACE

34 Chenango Avenue, Clinton



COMMERCIAL REAL ESTATE SALES | LEASING | CONSULTING | DEVELOPMENT | MANAGEMENT



## PROPERTY HIGHLIGHTS

Available Space: 2,350-8,350  $\pm$  SF

Parking Spaces: 100  $\pm$

Zoning: Commercial

Lease Price: \$8.00 - \$11.00 SF

Lease Type: NNN

CAM/INS/Taxes: Tenant

**Comments:** Neighborhood center located across from Clinton Schools. The small college town setting is home to Hamilton College. Co-tenancy with Dollar General and Bassett Health Care.



**READY TO MAKE A DEAL? CLICK HERE NOW!**



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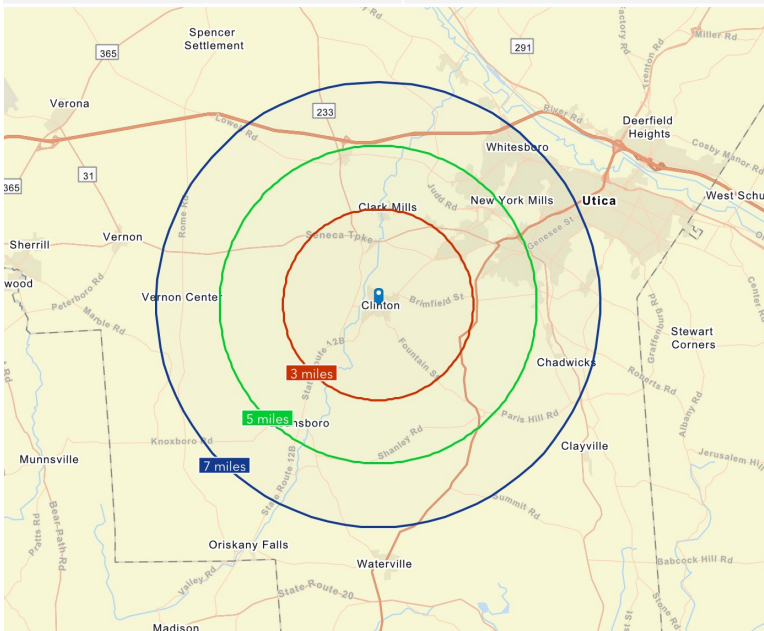


## LATITUDE

43.04922

## LONGITUDE

-75.38016



## DEMOGRAPHICS

By Radius	3 Mile	5 Mile	7 Mile
Population	11,438	26,234	63,474
Households	4,398	10,863	26,619
Median HH Income	\$71,167	\$75,829	\$68,107
Daytime Population	11,150	28,960	70,094
Businesses	382	1,159	2,450
Employees	4,419	16,823	39,238

SOURCE: ESRI Report 2/23/22

## TRAFFIC COUNTS

Roadway	Volume Count
College Street	4,830 AADT



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