

FOR LEASE | RETAIL SPACE

34 Chenango Avenue, Clinton



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



PROPERTY HIGHLIGHTS

Available Space: 2,350 ± SF, 2,650 ± SF or 5,000 ± SF

Parking Spaces: 100 ±

Zoning: Commercial

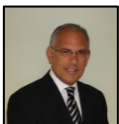
Lease Price: \$8.00 - \$11.00 SF

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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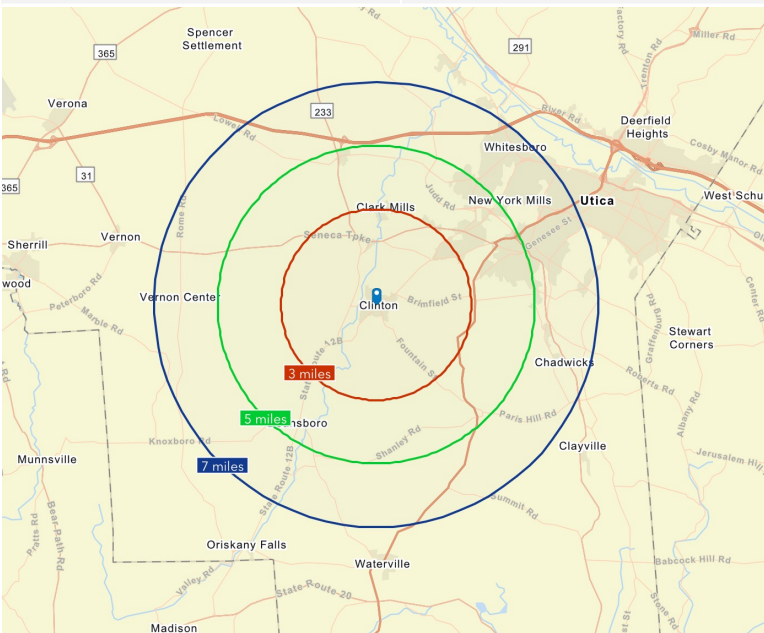
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LATITUDE LONGITUDE

43.04922

-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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