

# FOR LEASE | RETAIL SPACE

548 W. State Street, Herkimer, New York



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



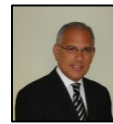
## PROPERTY HIGHLIGHTS

- ◆ 7,800 ± SF available
- ◆ Located at intersection of W. State Street & Caroline Street
- ◆ High traffic
- ◆ Great visibility
- ◆ Controlled intersection

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5 Oxford Road  
New Hartford, New York 13413

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Syracuse, New York 13221

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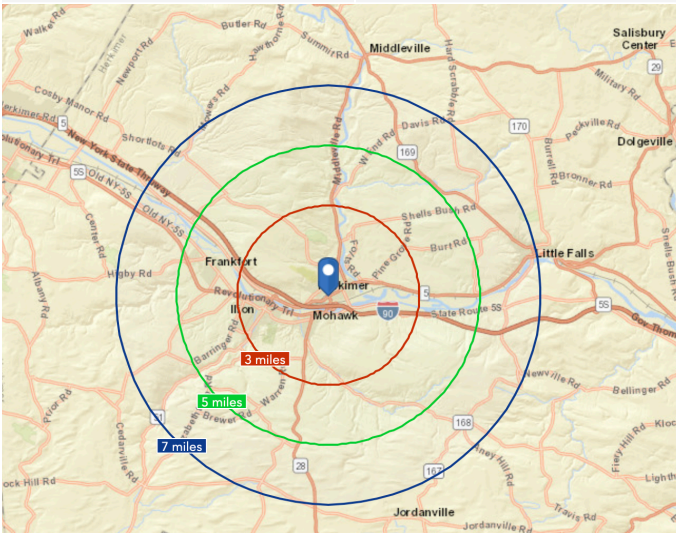


## LATITUDE

43.02263

## LONGITUDE

-74.99291



## DEMOGRAPHICS

By Radius	3 Mile	5 Mile	7 Mile
Population	18,900	27,666	33,851
Households	7,793	11,388	13,957
Median HH Income	\$42,822	\$45,629	\$46,459
Daytime Population	19,239	24,839	29,253
Businesses	752	939	1,109
Employees	9,681	11,319	13,003

SOURCE: ESRI Report 6/28/2019

## TRAFFIC COUNTS

Roadway	Volume Count
W. State Street	14,880 AADT



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## PROPERTY OVERVIEW

Legal Address:	548 W. State Street Herkimer, New York 13350 Herkimer County
Nearest Cross Street:	Oakdale Avenue
Tax Parcel ID:	120.24-6-57.2
Proximity to Highway:	.5 miles to NYS Thruway
Public Transportation Access:	Yes
Parcel Size / Frontage	.90 ± acres / 275' x 138'
Parking Spaces	60 ±
Year Built/ Last Renovated	1983
Total Building Area:	16,200 ± SF
Available Space:	7,800 ± SF
HVAC:	Yes
Sprinkler System:	Yes
Utilities:	Yes
Signage:	Building
Ceiling Height:	TBD
Loading Facilities:	Yes
Zoning:	COM 1
Lease Rate:	\$ 10.00 SF
Lease Type:	N-N-N
CAM/INS/RE TAXES	\$ 1.75



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