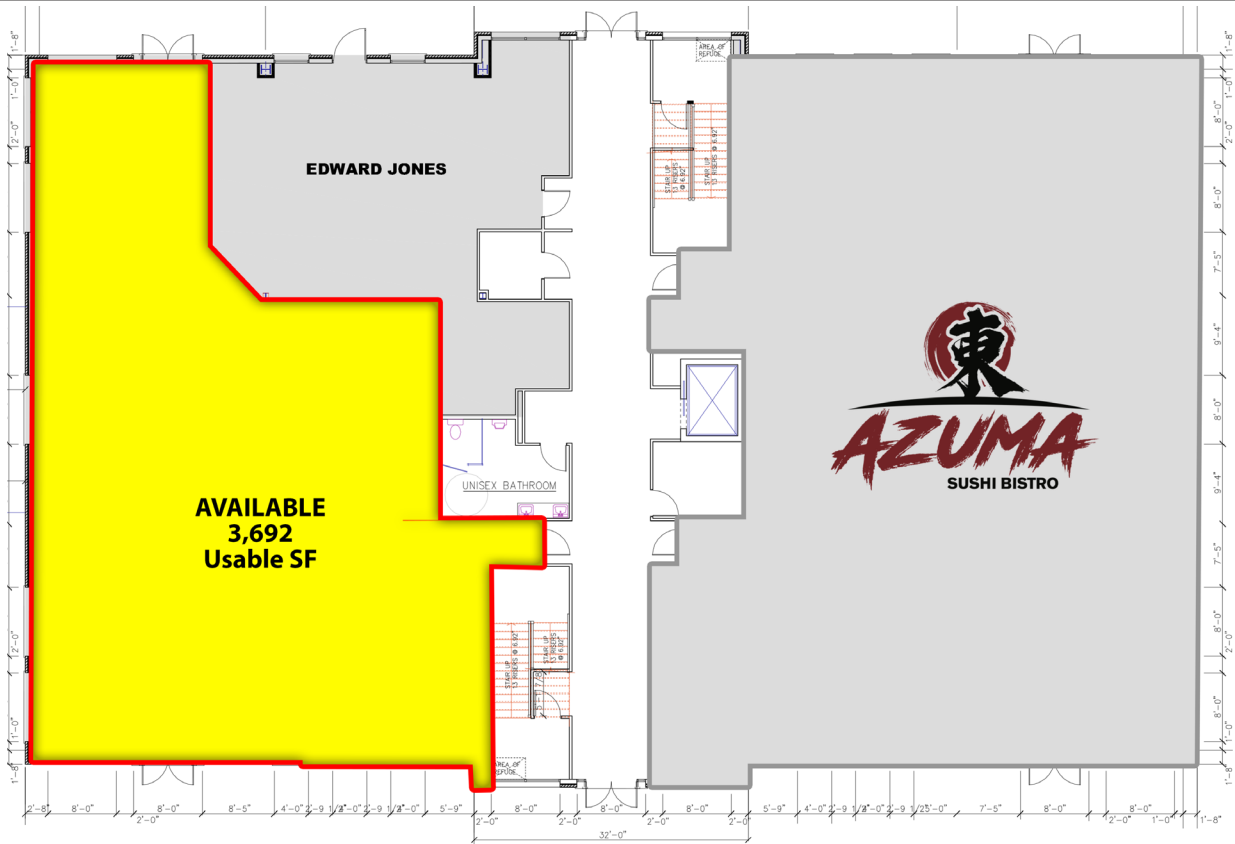


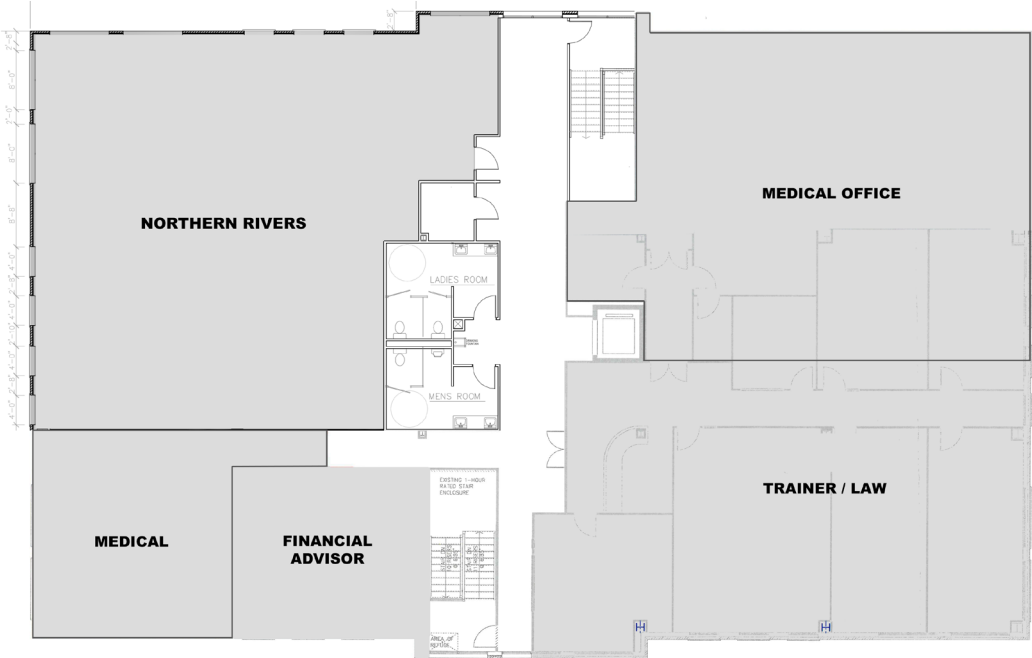
FOR LEASE – OFFICE / RETAIL SPACE
2452 ROUTE 9 MALTA, NY 12020

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1st FLOOR AVAILABLE SPACE

USABLE AREA = 2,512 SF
RENTABLE AREA = 3,014 SF



2nd FLOOR AVAILABLE SPACE

CONTACT US

Vladimir Goykhman
Associate Broker

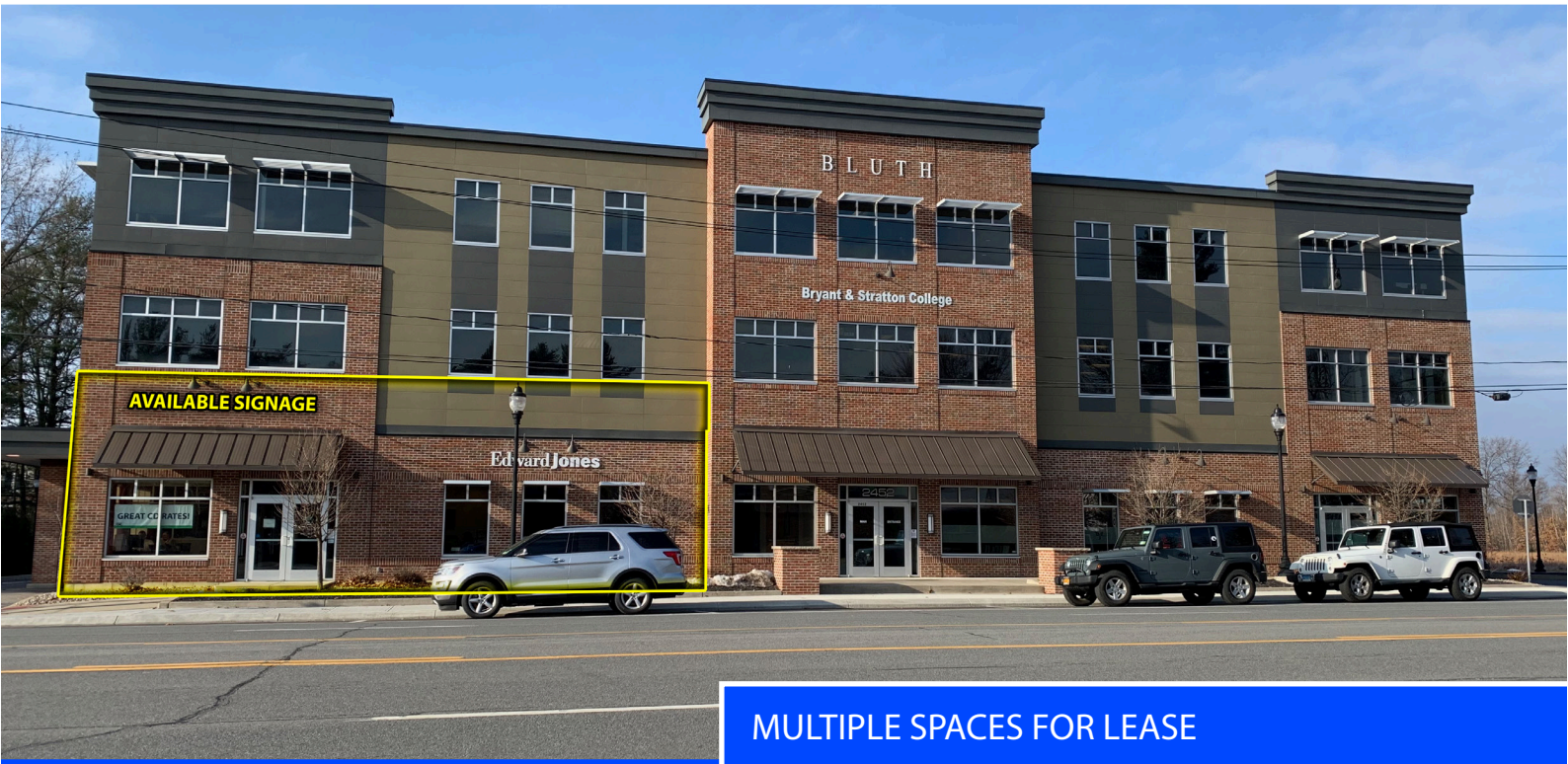
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MULTIPLE SPACES FOR LEASE

Information

Available Space	4,033SF
GLA	34,000 SF
Parking Spaces	169
Retail Rent	\$23.00/SF NNN

Key Features

- » Available 1st Floor Space with existing drive-thru: 4,033 SF
- » Current tenants include: Azuma Sushi, Trainer Law, Northern Rivers, Medical Practice, Lansing Engineering, Edward Jones
- » Close proximity to the Global Foundries Campus as well as Exit 12 of I-87

Area Businesses



Demographics	3 Min	5 Min	10 Min
Population	5,977	18,138	39,458
Households	2,729	7,967	16,690
Average HH Income	\$128,969	\$115,540	\$113,929
Daytime Population	4,197	9,670	23,424
Business Establishments	186	408	1,143



The information contained herein has been obtained from sources deemed reliable. However we do not make any guarantees, warranties, or representation as to the completeness and accuracy thereof.

