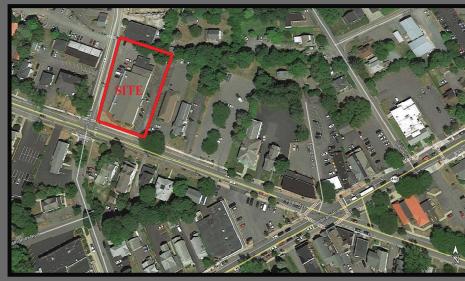
417 KENWOOD AVENUE DELMAR, NEW YORK





Great location for Medical or Retail/Office business.

Current Peter Harris store will be relocating.

Available Space: Approximately 11,000 SF that can be sub-divided to +/- 5,000 SF

Parking: 60 +/- parking spaces.

Traffic count: 10,953 AADT
Signage: Pylon Signage.
Asking: \$18.00 PSF NNN.

NNN: \$2.97 PSF (Tax \$1.56, Ins. \$.13, CAM \$1.28)

Video: https://youtu.be/JrcGKPLweEY



Exclusive Leasing Agents: TITAN Commercial Realty Group, LLC 40 Beaver Street, 5th Floor Albany, New York 12207 O: (518) 400-0668 F: (518) 400-0668 www.titancommercialrealtygroup.com NYS Licensed Real Estate Broker

 $HELPING~BUILD~EMPIRES~ONE~DEAL~AT~A~TIME^{ ext{TM}}$

NYS Fair Housing Notice: https://www.dos.ny.gov/licensing/re-broker/re-broker.html

Contact:

Todd J. Drowlette
Managing Director
NYS Licensed Real Estate Broker
(518) 400-0668 Ext: 702
tdrowlette@titancommercialrealtygroup.com



417 KENWOOD AVENUE DELMAR, NEW YORK

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	7,929	47,505	141,855
Avg HH Income	\$101,573	\$91,672	\$67,844
Median Age	44.0	44.8	40.4

