

# 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](http://www.titancommercialrealtygroup.com)**

**NYS Licensed Real Estate Broker**

**HELPING BUILD EMPIRES ONE DEAL AT A TIME™**

**NYS Fair Housing Notice: [https://www.dos.ny.gov/licensing/re\\_broker/re\\_broker.html](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](mailto: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

