

Plattsburgh, NY

356 Cornelia Street
Plattsburgh, NY 12901



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GROSS LEASABLE AREA
211,393 sf

PARKING
1,304

PARKING RATIO
6.2/1,000



Demographics

5 miles 10 miles 15 miles

Population 33,127 51,170 73,491

Households 13,821 21,147 29,301

Avg HH Income \$60,407 \$69,214 \$71,830

Med HH Income \$43,519 \$52,540 \$55,357



Details

- Located on Route 3 (Cornelia Street).
- Traffic signal located at drive entrance.
- Traffic counts of **25,431 vehicles per day** on Route 3.
- Immediately off of New York I-87 at exit 37

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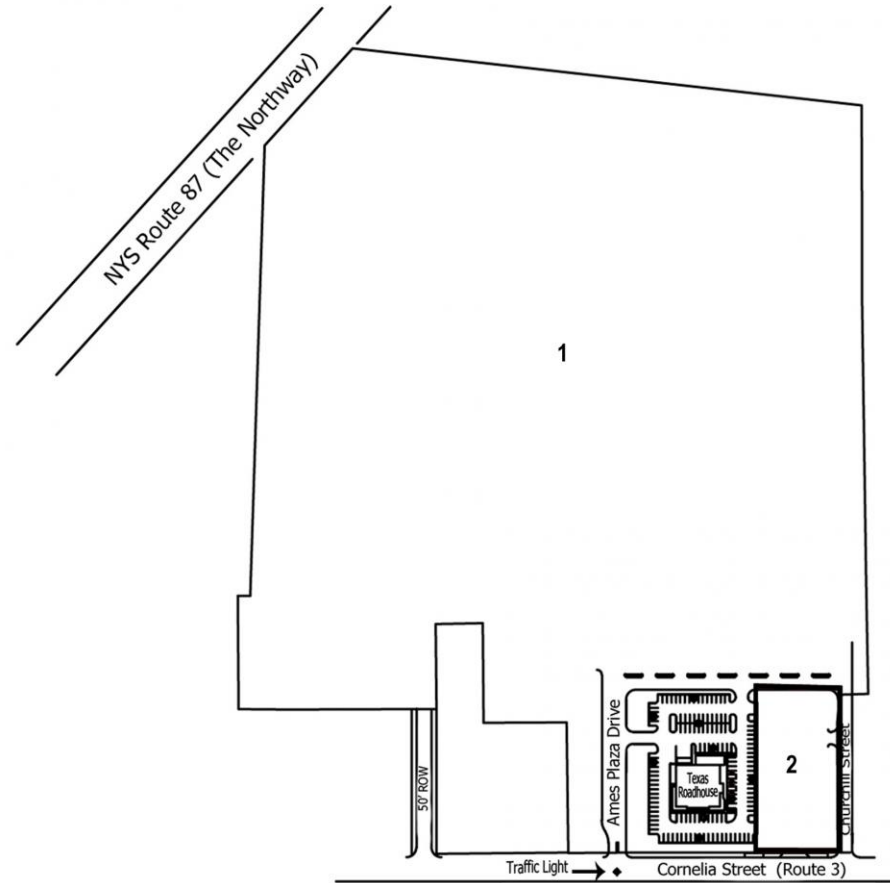
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Space Available

- 1 39.19 +/- acres
- 2 1.25 acres

Current Tenants

- A Texas Roadhouse



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Trade Area

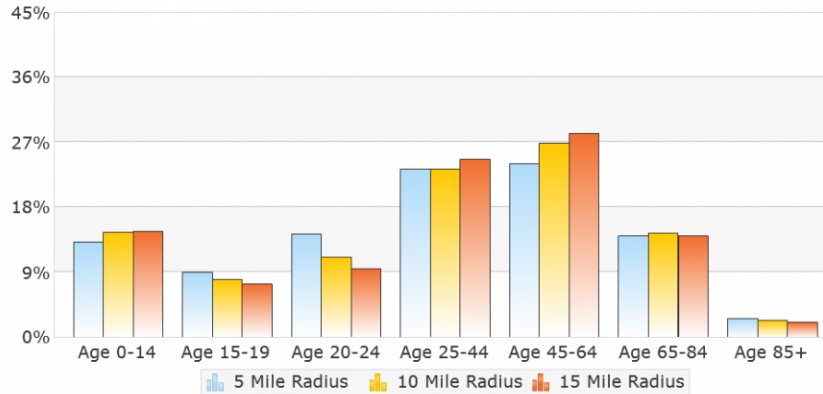


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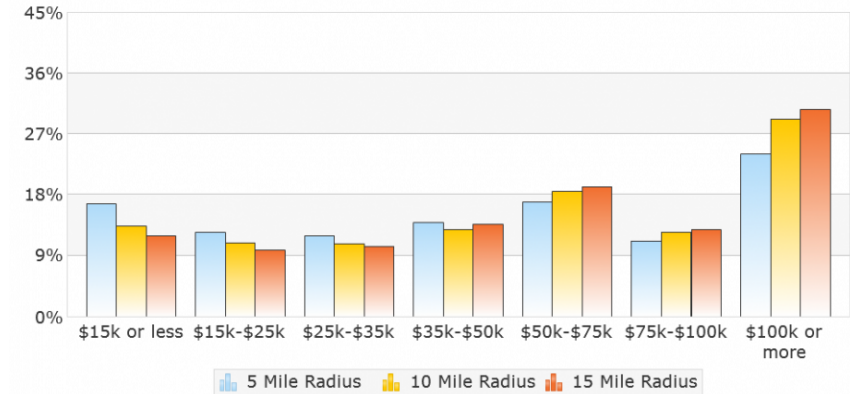
Demographic Summary Report

TOTAL POPULATION (2016)

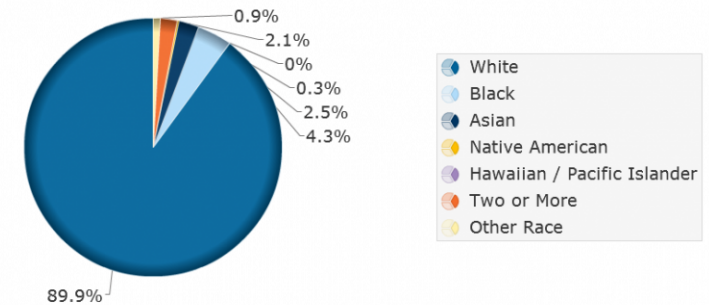


POPULATION	5 MILES	10 MILES	15 MILES
2000 Census	31,821	49,346	72,094
2010 Census	33,462	51,930	74,666
2016 Projection	33,127	51,170	73,491
2021 Projection	32,559	50,399	72,705
Growth 2000-2010	5.20%	5.20%	3.60%
INCOME	5 MILES	10 MILES	15 MILES
Average Household Income	\$60,407	\$69,214	\$71,830
Median Household Income	\$43,519	\$52,540	\$55,357
HOUSEHOLDS	5 MILES	10 MILES	15 MILES
2016 Projection	13,821	21,147	29,301
2021 Projection	14,110	21,643	30,108
HOUSEHOLDS BY TENURE (2016)	5 MILES	10 MILES	15 MILES
Owner Occupied	7,379	13,314	19,862
Renter Occupied	6,441	7,833	9,439
Vacant	722	1,703	3,807
Total	14,542	22,850	33,108

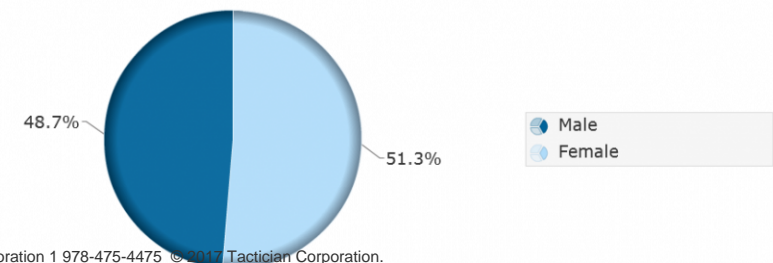
HOUSEHOLDS BY INCOME (2016)



3-MILE POPULATION BY ETHNICITY



3-MILE BREAKDOWN BY GENDER



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About NRDC

Founded more than 50 years ago, NRDC has built a reputation as one of the leading privately-held commercial real estate ownership and development firms in the United States.

Headquartered in Purchase, New York, our team of highly-experienced professionals has a thorough commitment to excellence and a passion for real estate. We possess a sophisticated understanding of the ever-changing landscape of the real estate industry, enabling us to cultivate strong relationships and consistently develop successful projects.

Our Successful Portfolio

NRDC's portfolio is comprised of 78 projects in 14 states, consisting of retail power centers, grocery-anchored community shopping centers, and corporate/industrial business parks. Our retail centers are among the most successful in their respective trade areas. We understand the vital importance of establishing and maintaining the right merchandising mix needed to maximize sales for our tenants and thus ensure the long-term viability of our retail portfolio.

The Principals of NRDC purchased the Hudson's Bay Company located in Canada, which presently owns both Saks Fifth Avenue and Lord & Taylor in the U.S. Hudson's Bay Company is now a public entity with the Principals of NRDC being the largest non-institutional stockholders with seats on the Board and holding the Office of Chairman.

Hudson's Bay Company recently purchased Kaufhof, the #1 department store company in Germany, which operates 119 stores in Germany and Belgium. Hudson's Bay Company owns 464 locations in 4 countries with \$13B in revenue.

