



COMMERCIAL BUILDING

8,995± SF Office/Retail Building

Property Highlights

- 8,995± total square feet
 - 3,000± SF currently leased to hair salon
 - 5,200± SF available for lease
- Conveniently located one block from Downtown Business Square
- Very attractive lease terms
- Well maintained building

Demographic	1 Mile	3 Miles	5 Miles
Population	17,179	28,842	38,768
Households	7,151	12,006	15,552
Average Income	\$48,567	\$51,946	\$55,711
Daytime Employees	10,920	25,361	29,241

Source: ESRI Business Analyst 2019

Traffic Counts	
State Street	13,349 AADT
Factory Street	9,888 AADT

Source: NYS DOT 2016

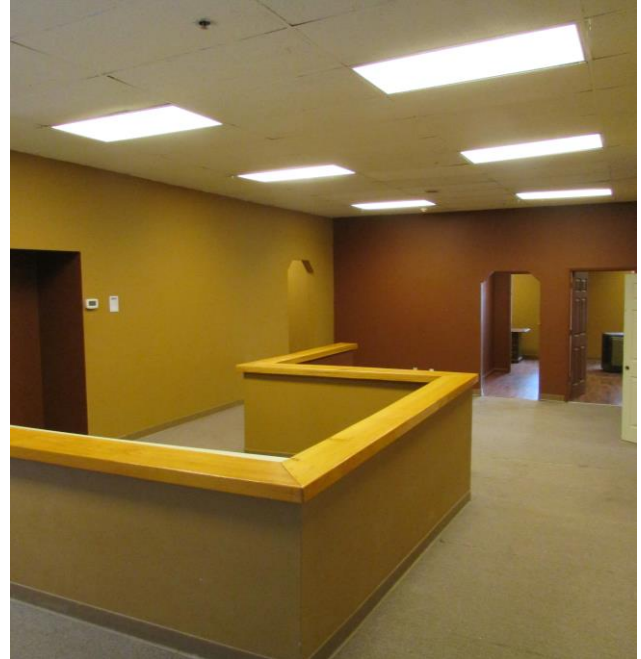
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Reception



Reception/Work Area



Conference Room



Private Office



FOR SALE OR LEASE
165 Mechanic Street
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