

FOR LEASE

8760 S. Main Street Eden, New York



PROPERTY DESCRIPTION

Nice clean 800 SF space with office area, bathroom and rear storage with large overhead door. Very well lit, security system, police patrolled, Busy highway with lots of traffic (10,281 Average Daily Traffic).

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	2,622	5,555	15,421
Total Households	969	2,097	5,785
Ave. Annual Income	\$69,235	\$67,500	\$71,500

PROPERTY OVERVIEW

Lot Size	7.10 +/- acres
Total SF	4,000 +/- SF
Leasable SF	800 +/- SF
Lease Rate	\$10.00 / SF
Year Built	2004
Stories	1
Parking	On site



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