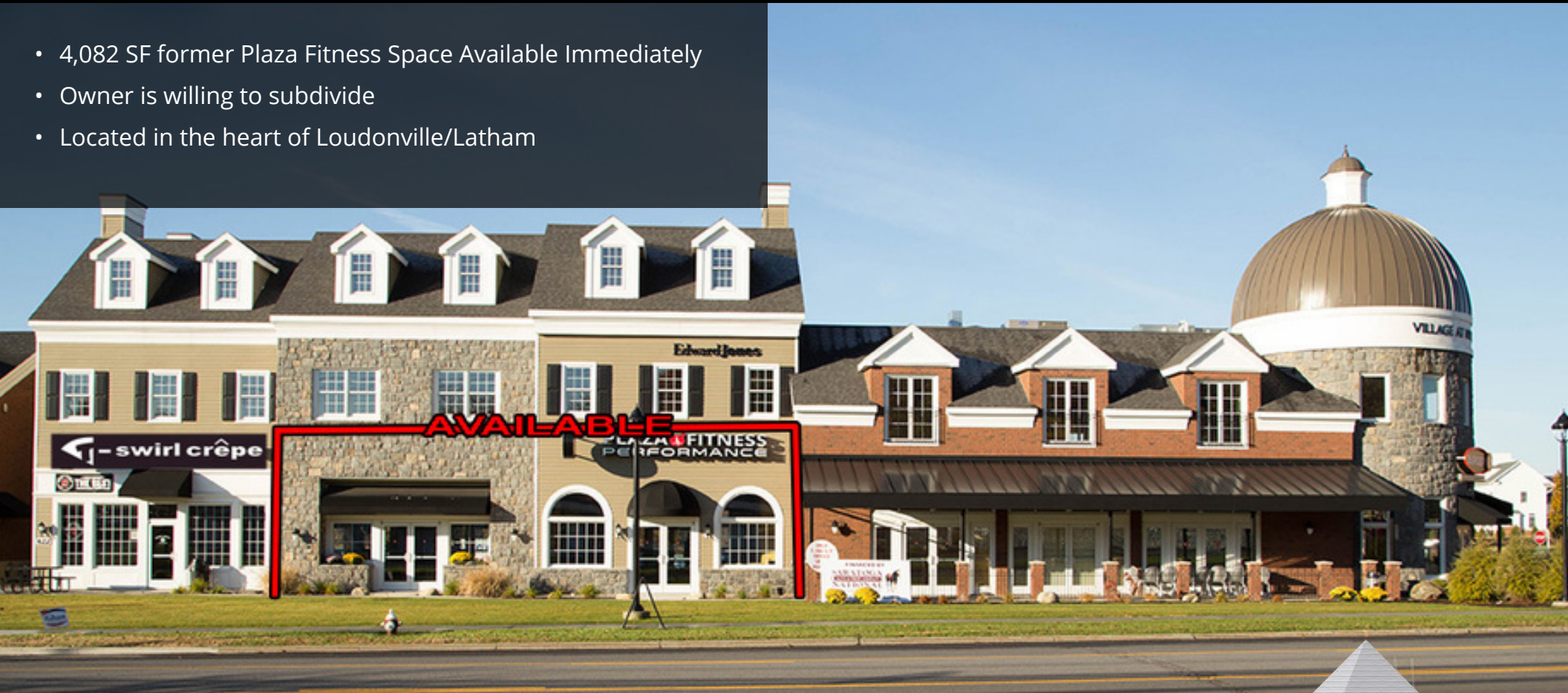


622 Loudon Road, Latham, NY 12110

# VILLAGE AT NEW LOUDON

TREMENDOUS RETAIL LOCATION

- 4,082 SF former Plaza Fitness Space Available Immediately
- Owner is willing to subdivide
- Located in the heart of Loudonville/Latham



For More Information:

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**IKON**  
REALTY GROUP LLC

Member of:



**Property Summary**



**PROPERTY DESCRIPTION**

Former Plaza Fitness space available, totaling +/-4,082 SF. Ownership is willing to subdivide based on tenant needs. Co-tenancy with Dunkin Donuts, Edward Jones, Burger 21, T-Swirl Crepe, and MK Dignum Insurance.

**LOCATION DESCRIPTION**

Excellent retail/restaurant opportunity in the heart of Latham/Loudonville with unparalleled road presence on Route 9. Situated between Newton Plaza and Fresh Market Commons, this beautiful project places any tenant in one of the most desirable commercial corridors in the Capital Region.

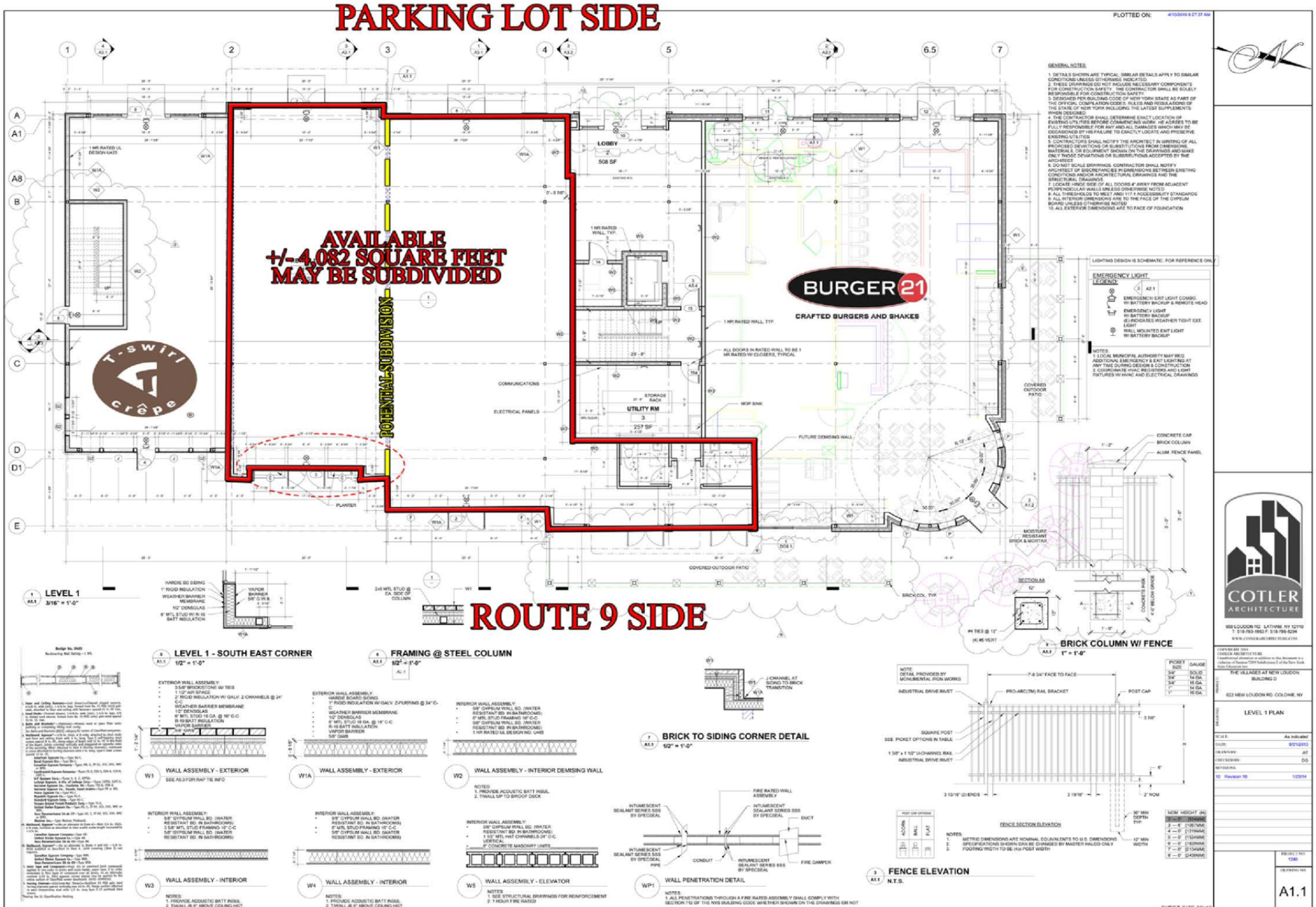
**PROPERTY HIGHLIGHTS**

- +/-4,082 SF - Former Plaza Fitness (subdividable)
- Call for Base Rent Pricing
- NNNs estimated at \$5.39/SF
- Many potential uses can be accommodated
- Traffic light to be installed in 2020 providing signalized access to the property.
- Facade signage on both front and rear of building

**OFFERING SUMMARY**

Lease Rate:	Negotiable
Available SF:	4,082 SF
Lot Size:	4.27 Acres
Building Size:	23,211 SF

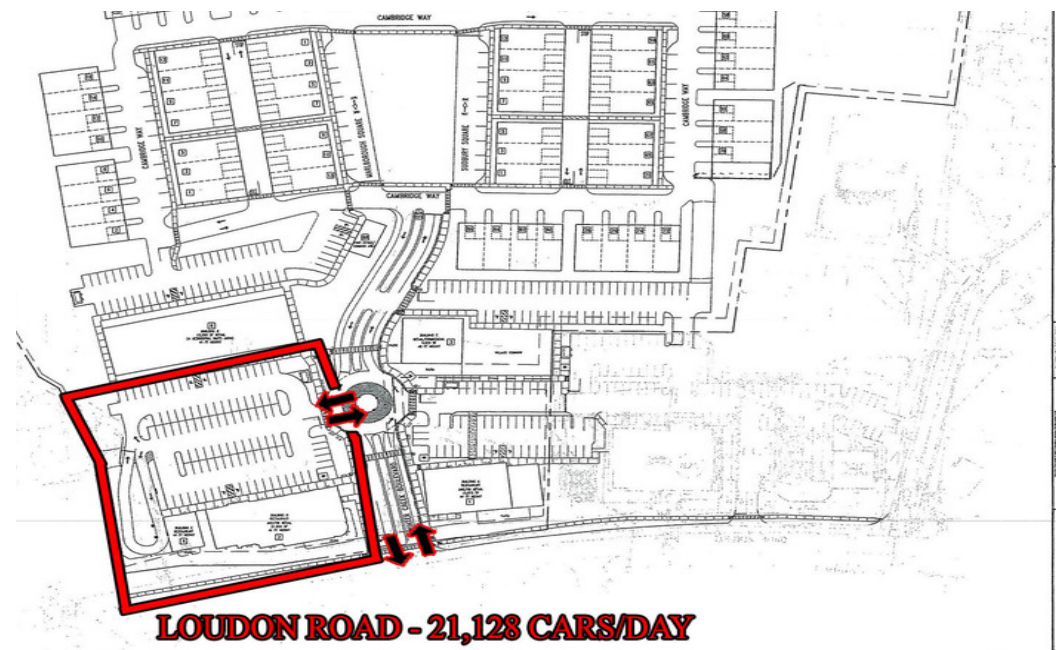
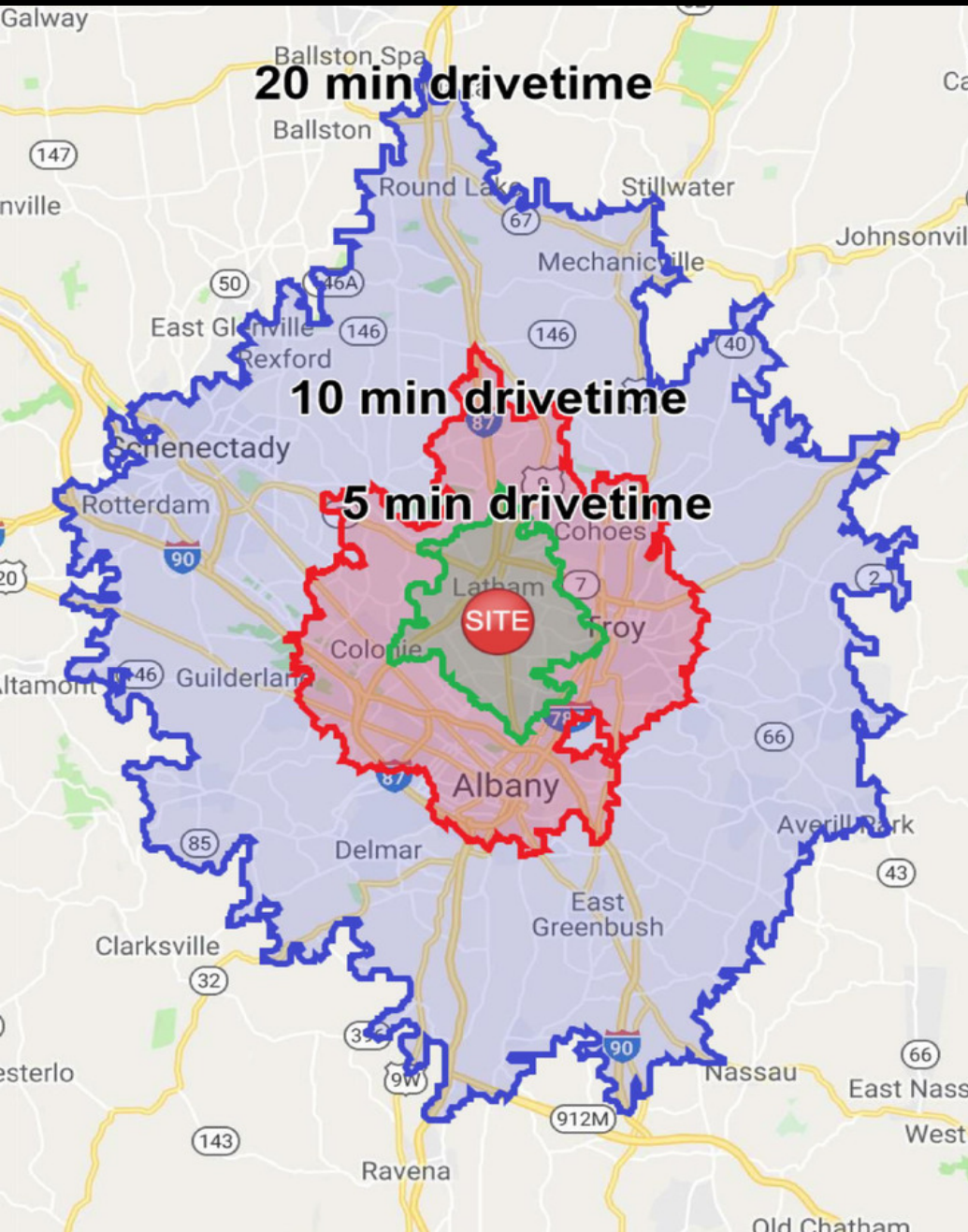
## Floor Plan



Retail Aerial



Additional Photos



## Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,805	45,319	176,204
Average age	41.0	39.6	36.5
Average age (Male)	37.3	36.8	34.6
Average age (Female)	43.9	41.7	38.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,208	17,282	71,683
# of persons per HH	2.6	2.6	2.5
Average HH income	\$93,259	\$91,003	\$66,407
Average house value	\$248,391	\$245,897	\$204,618

\* Demographic data derived from 2010 US Census

