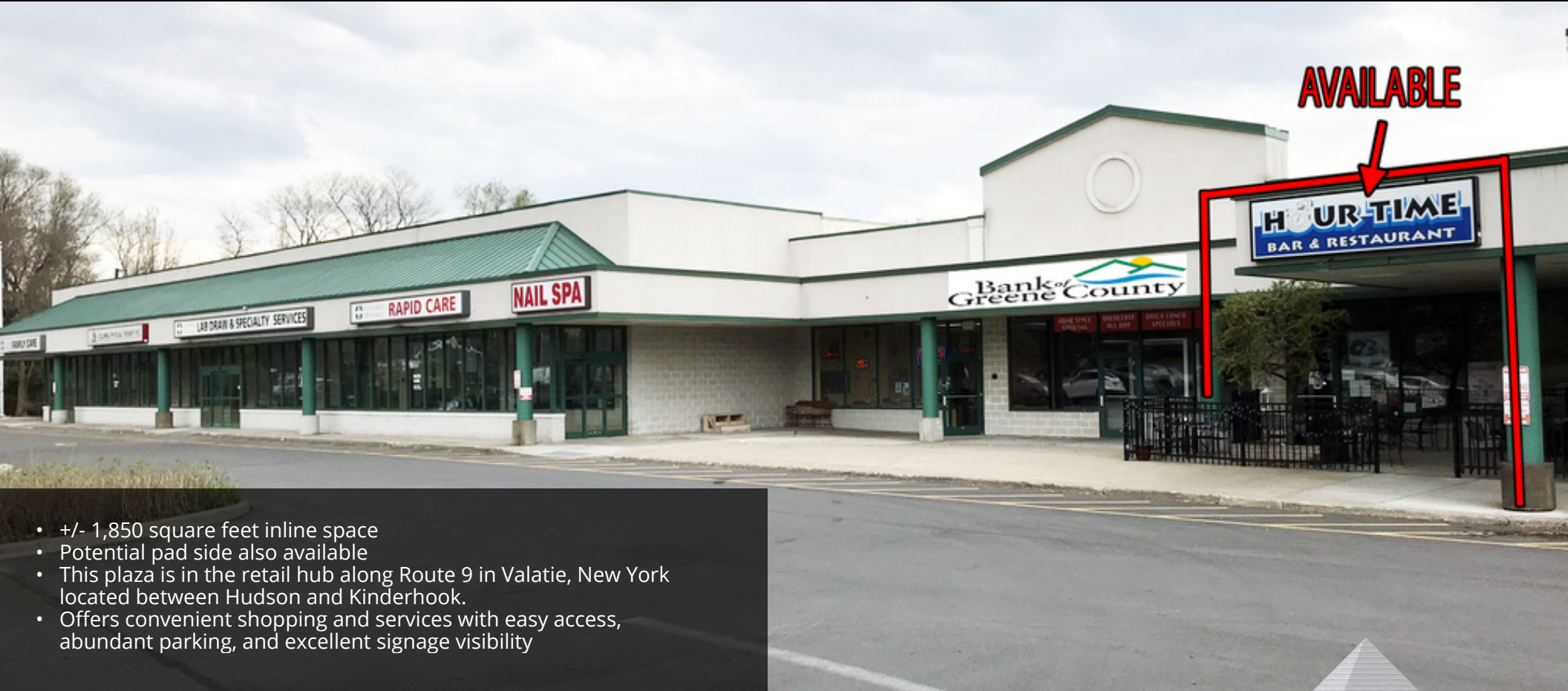


2827 Route 9, Valatie, NY 12184

OCEAN STATE JOB LOT PLAZA

Retail Space



- +/- 1,850 square feet inline space
- Potential pad side also available
- This plaza is in the retail hub along Route 9 in Valatie, New York located between Hudson and Kinderhook.
- Offers convenient shopping and services with easy access, abundant parking, and excellent signage visibility

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Executive Summary



OFFERING SUMMARY

| | |
|----------------|------------|
| Lease Rate: | Negotiable |
| Building Size: | 72,355 SF |
| Available SF: | 1,850 SF |

PROPERTY OVERVIEW

This plaza is in the retail hub along Route 9 in Valatie, New York located between Hudson and Kinderhook. The Ocean State Job Lot Plaza serves the northern Columbia County communities offering convenient shopping services with easy access, abundant parking and excellent signage and visibility. In addition to Ocean State Job Lot co-tenants include Columbia Memorial Hospital Urgent Care, Primary Care, Columbia Physical Therapy, Bank of Greene County and Nail Salon.

PROPERTY HIGHLIGHTS

- +/- 1,850 square feet inline spaces.
- Potential pad site also available
- Convenient shopping services
- Abundant Parking
- Excellent Signage and Visibility

Location Maps



Demographics Map & Report

| POPULATION | 3 MILES | 5 MILES | 10 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 7,873 | 14,783 | 52,612 |
| Average age | 43.8 | 43.9 | 43.2 |
| Average age (Male) | 41.2 | 42.6 | 42.4 |
| Average age (Female) | 46.5 | 45.2 | 43.5 |
| HOUSEHOLDS & INCOME | 3 MILES | 5 MILES | 10 MILES |
| Total households | 2,895 | 5,677 | 20,979 |
| # of persons per HH | 2.7 | 2.6 | 2.5 |
| Average HH income | \$85,067 | \$84,836 | \$78,739 |
| Average house value | \$253,393 | \$267,914 | \$246,847 |

* Demographic data derived from 2010 US Census

