



FOR SALE

# 6,696± SF MIXED USE BUILDING ON 0.30± ACRES

## Property Highlights

- 4,696± SF retail showroom with attached 2,000± SF warehouse storage space
- Warehouse in rear of building has 10-13' ceiling height and an 11'x11' drive-in door
- Great location in direct proximity to the State Street retail corridor
- Showroom space can easily be subdivided for multi-tenant operation to bring in additional income for a buyer/user
- The building has been well maintained and is in move in ready condition
- 200amp 3 phase electric service with sub feeds

Demographic	1 Mile	5 Miles	10 Miles
Population	7,347	26,275	40,582
Households	3,133	11,303	17,230
Average H.H. Income	\$75,995	\$79,177	\$82,371
Daytime Employees	4,224	9,406	13,123

Source: ESRI Business Analyst 2024

Traffic Counts	
S Caroline Street	7,822 AADT
Route 5	16,023 AADT
Mohawk Street	4,799 AADT

Source: NYS DOT 2024

## EXCLUSIVE CONTACT

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Exterior



Warehouse



Showroom 1



Showroom 2



