

3324 ROUTE 11

Malone, NY 12953

FOR LEASE | RETAIL SPACE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 7,300 - 13,400 SF

Lease Rate: \$10.00 SF/yr (Gross)

Lot Size: 15.0 Acres

Building Size: 69,479 SF

PROPERTY OVERVIEW

Join Aldi Plaza in Malone, NY!

This property has great co-tenants and lots of traffic. It's a prime spot for your business with high visibility and easy access. Join this bustling community and benefit from the steady flow of customers. It's the perfect place to grow your business and make a real impact.

PROPERTY HIGHLIGHTS

- Steady flow of foot traffic, offering ample customer potential
- Easy accessibility for both customers and suppliers
- Opportunity for increased business exposure and growth

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VF Vanguard-Fine, LLC
Commercial Real Estate Professionals

Vanguard-Fine, LLC Commercial Real Estate Professionals is a Licensed Real Estate Broker
This plan is for informational purposes only and no representations are made. Current conditions must be confirmed by each prospective buyer/tenant

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ADDITIONAL PHOTOS

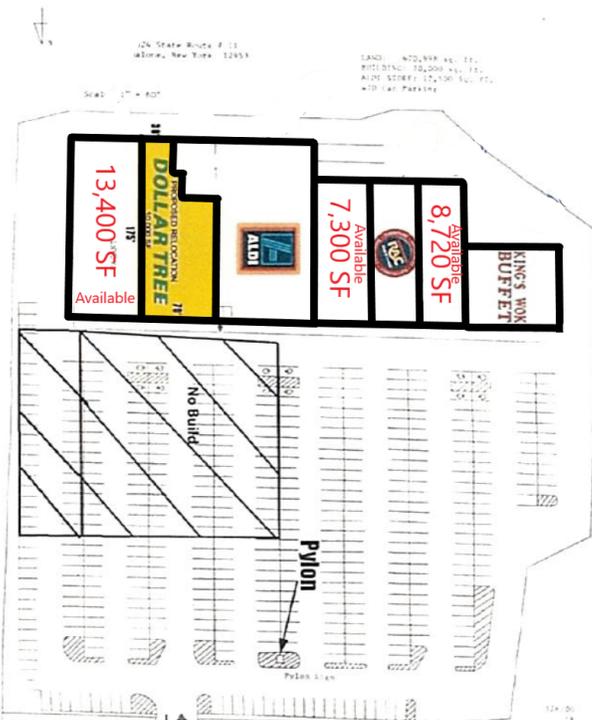


EXHIBIT A
SITE PLAN



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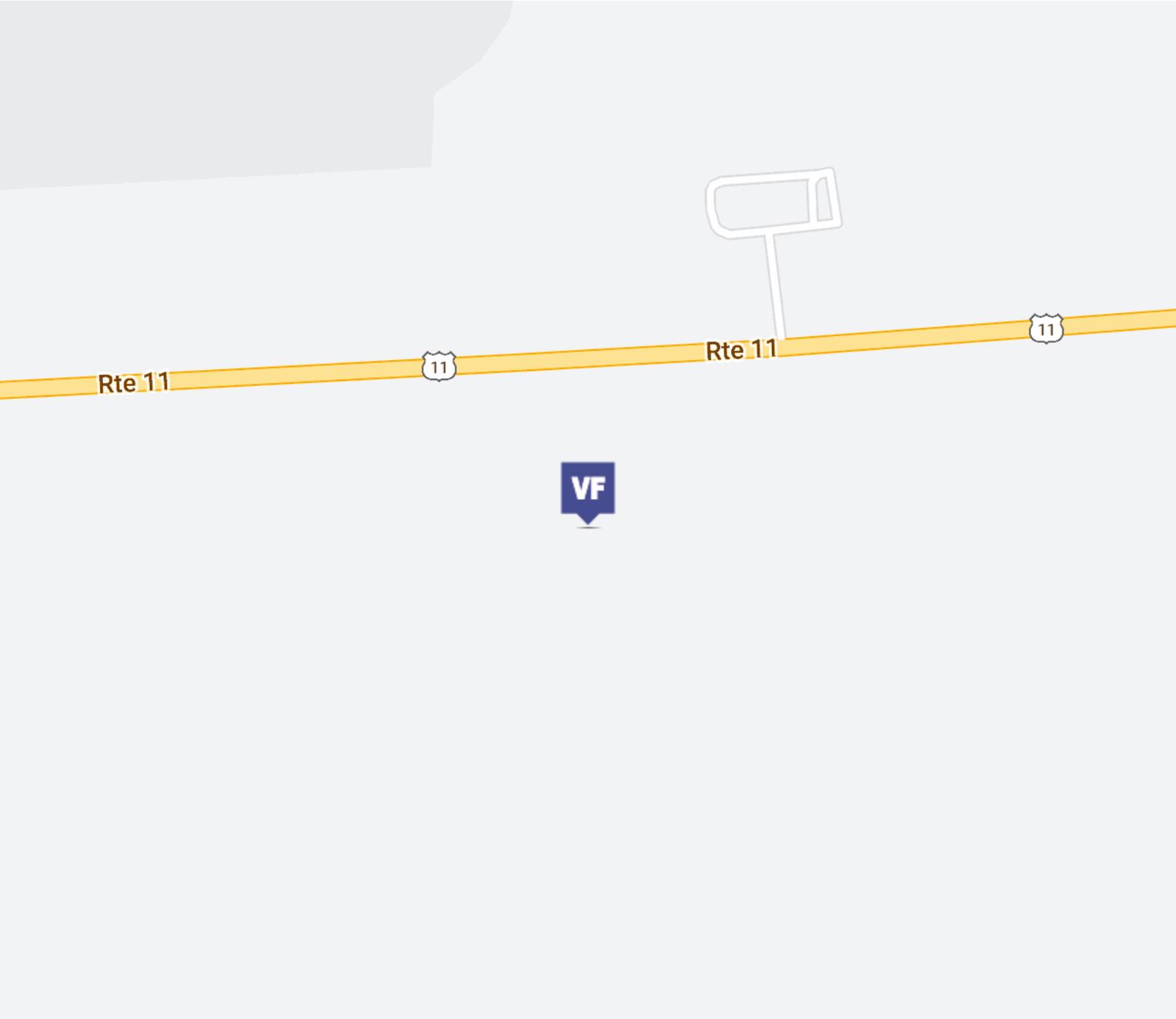


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LOCATION MAP



Map data ©2024

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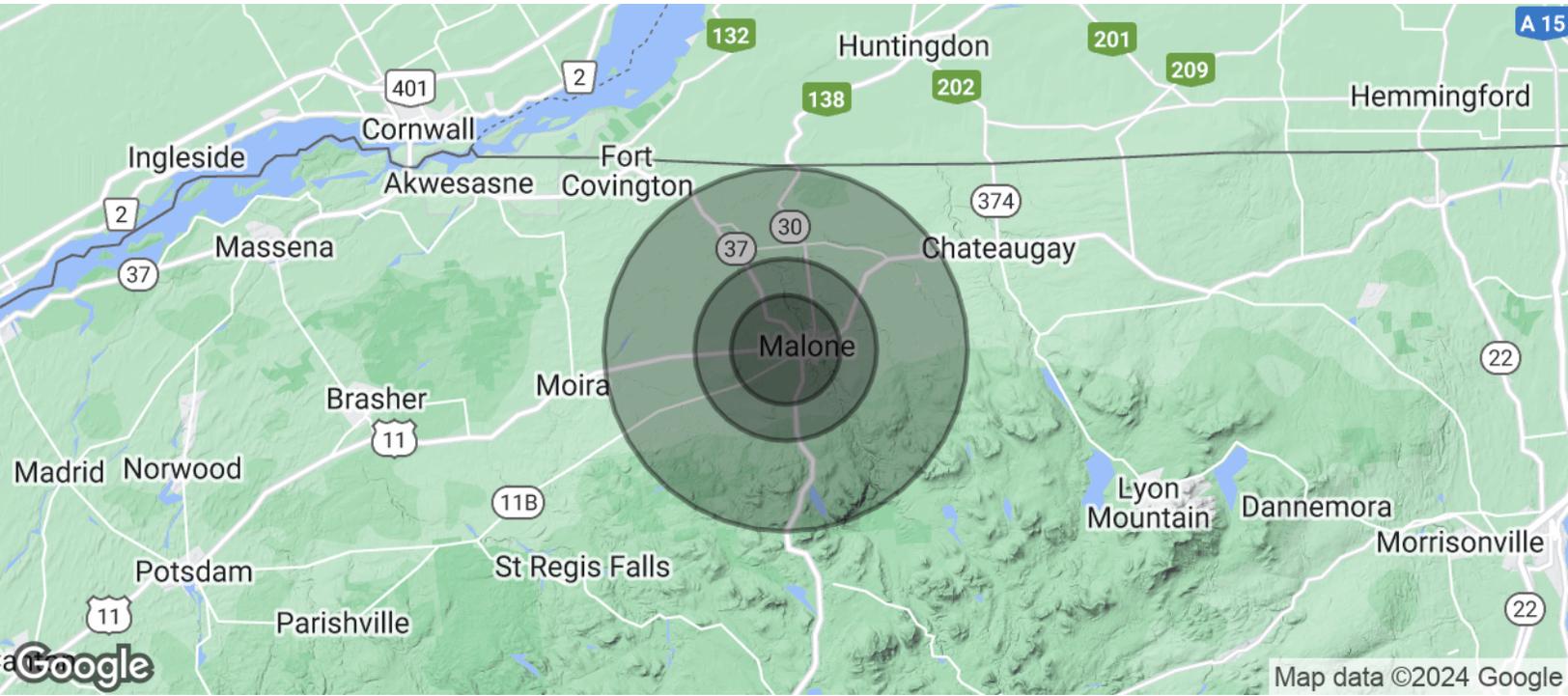
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DEMOGRAPHICS MAP & REPORT



POPULATION

3 MILES

5 MILES

10 MILES

Total Population	8,989	11,727	19,669
Average Age	42	42	42
Average Age (Male)	40	40	41
Average Age (Female)	46	45	44

HOUSEHOLDS & INCOME

3 MILES

5 MILES

10 MILES

Total Households	3,156	4,239	7,534
# of Persons per HH	2.8	2.8	2.6
Average HH Income	\$81,133	\$86,014	\$86,005
Average House Value	\$169,472	\$173,952	\$179,402

Demographics data derived from AlphaMap

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