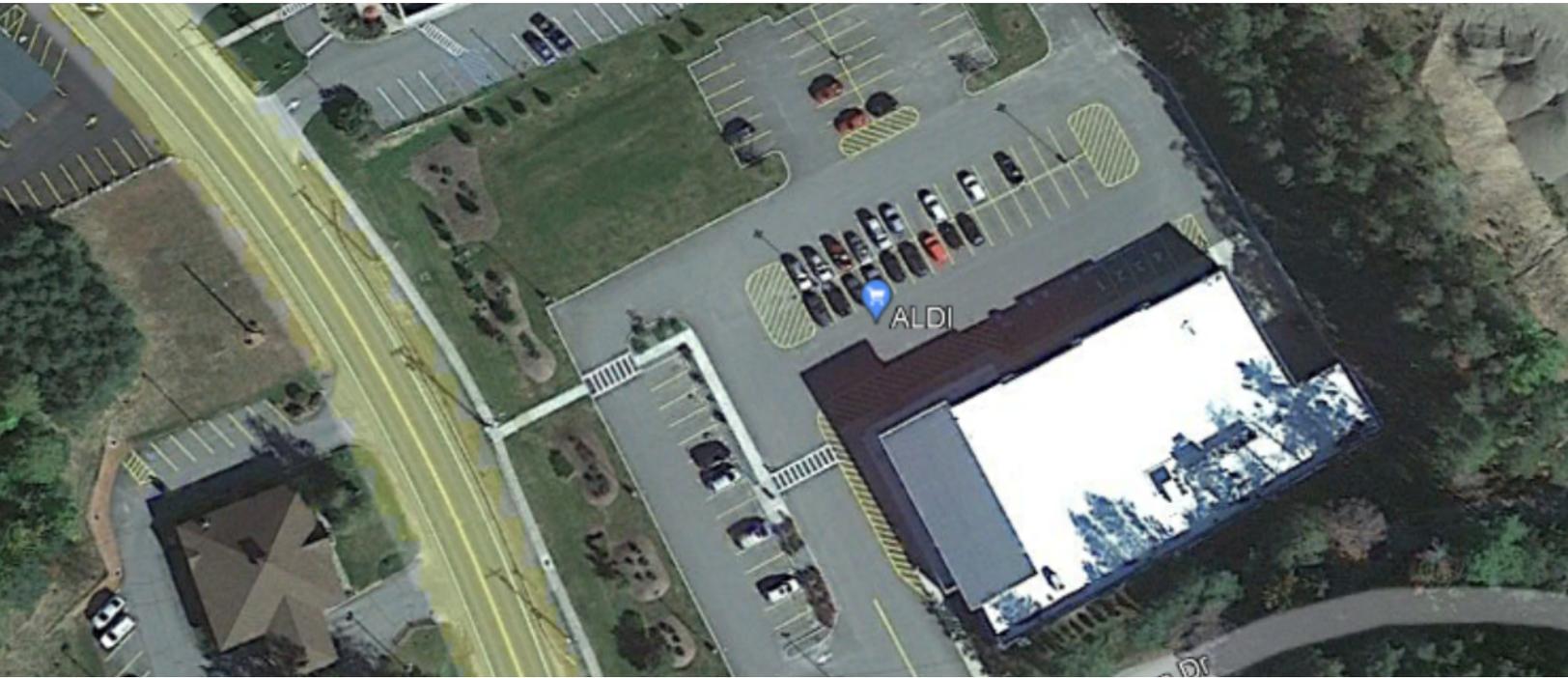


# 587 LAKE FLOWER AVE

Saranac Lake, NY 12983

FOR SALE | LAND

EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price: \$500,000

Lot Size: 0.5 Acres

Price / SF: \$22.96

## PROPERTY OVERVIEW

.5 AC's of land next to a Brand Newly Developed Aldi Supermarket in Saranac Lake, NY! For more information please contact the listing brokers.

## PROPERTY HIGHLIGHTS

- Great Visibility
- Easy Access

### Christopher Farrell

Licensed Associate Real Estate Broker  
518.810.4203  
518.862.0861 x209  
cfarrell@vanguardfine.com

### Barry Feinman

Principal Licensed Real Estate Broker  
518.424.8450  
518.862.0861 x202  
bfeinman@vanguardfine.com



**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

# 587 LAKE FLOWER AVE

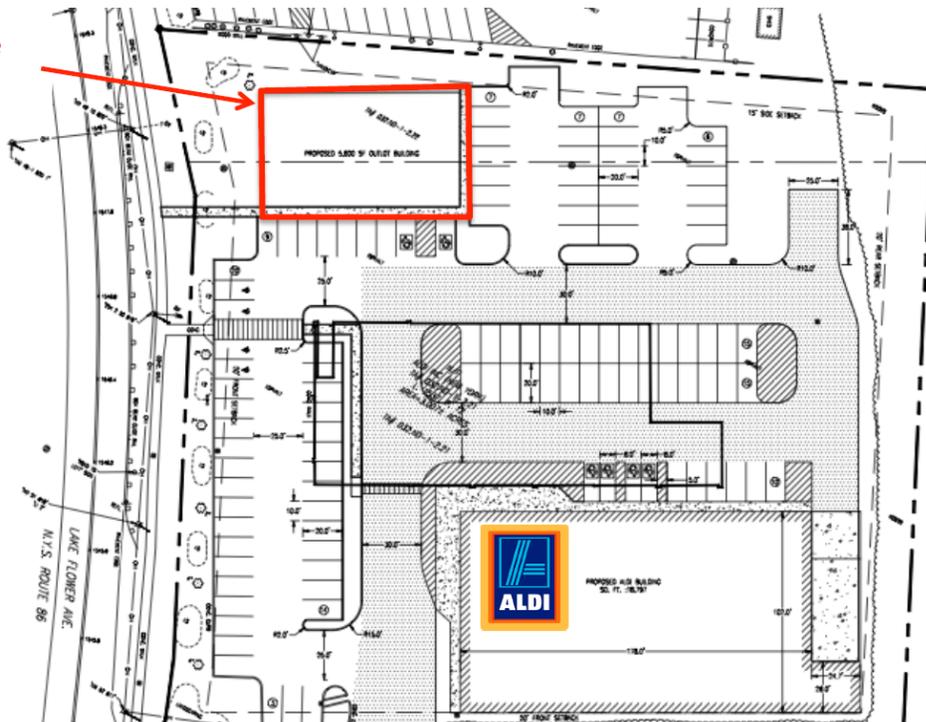
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ADDITIONAL PHOTOS



Available  
.5 Acres



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LOCATION MAP



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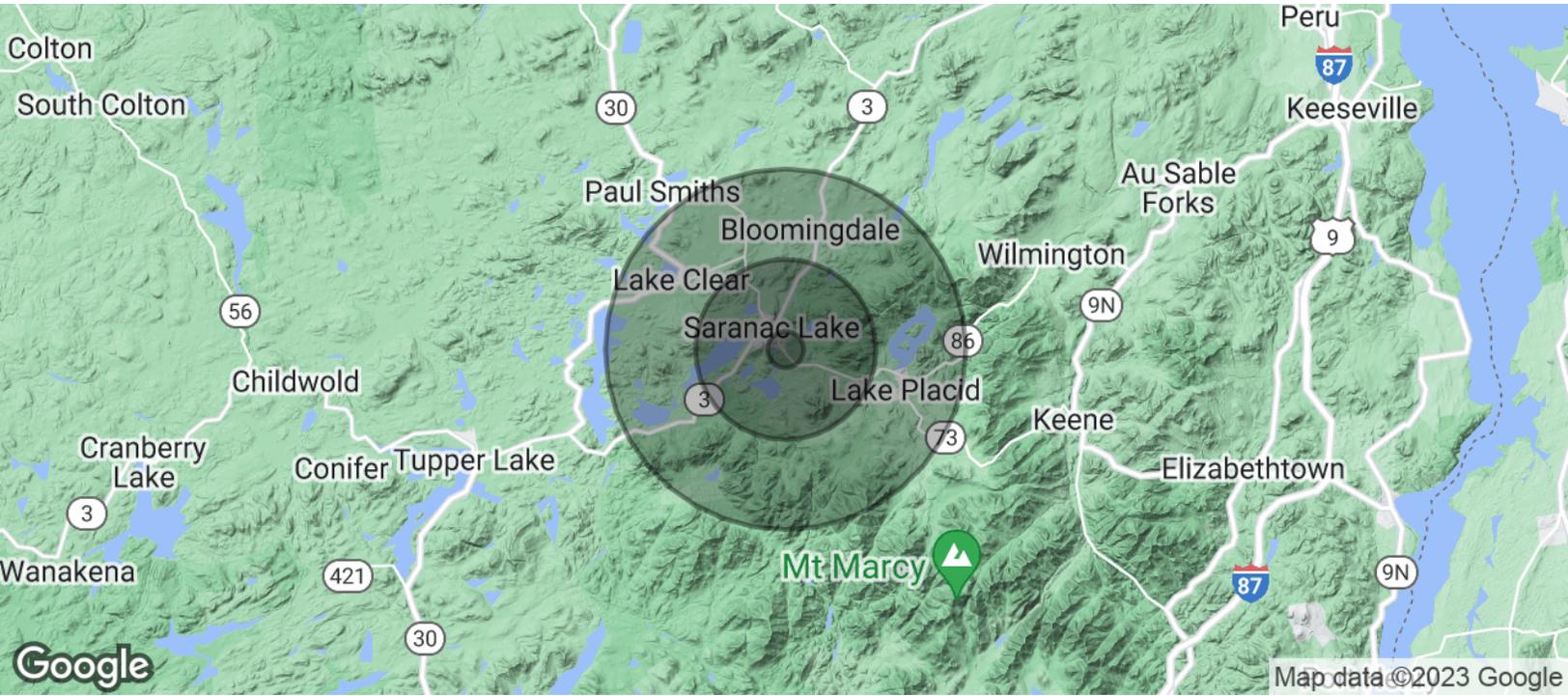
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DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	210	3,146	11,174
Average Age	33.1	37.5	38.3
Average Age (Male)	31.6	36.4	37.2
Average Age (Female)	40.7	41.7	41.7

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	84	1,309	4,587
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$71,628	\$63,225	\$61,225
Average House Value	\$221,331	\$204,349	\$199,201

\* Demographic data derived from 2020 ACS - US Census

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