

# 417 KENWOOD AVENUE DELMAR, NEW YORK



## Join Barbara's School of Dance

**Available Space:** Approximately 5,000 square feet  
**Parking:** 60 +/- parking spaces  
**Traffic count:** 10,953 AADT  
**Signage:** Pylon Signage  
**Asking:** \$18.00 PSF NNN  
**NNN:** \$3.69 PSF (Tax \$2.24, Ins. \$.26, CAM \$1.19)  
**Video:** <https://youtu.be/JrcGKPLweEY>



**Exclusive Leasing Agents:**  
TITAN Commercial Realty Group LLC  
24 Aviation Road, Suite 202  
Albany, New York 12205  
O: (518) 400-0668 F: (518) 400-0668  
[www.titancommercialrealtygroup.com](http://www.titancommercialrealtygroup.com)  
NYS Licensed Real Estate Broker

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NYS Fair Housing Notice: [https://www.dos.ny.gov/licensing/re\\_broker/re\\_broker.html](https://www.dos.ny.gov/licensing/re_broker/re_broker.html)

## Contact:

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# 417 KENWOOD AVENUE DELMAR, NEW YORK

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	7,929	47,505	141,855
Avg HH Income	\$101,573	\$91,672	\$67,844
Median Age	44.0	44.8	40.4

