

**FOR SALE  
60 MAIN STREET  
DELHI, NEW YORK**



Store #23862 is located at 60 Main Street in Delhi, New York in Delaware County. This +/- 7,902 square foot building is well positioned on Main Street in close proximity to Price Chopper and Tractor Supply. There is no Dollar Tree or Dollar General in this market. Family Dollar has been operating in this freestanding building since 1999. The current term expires December 31, 2023 with two (2) additional five (5) year options. State University of New York at Delhi is home to over 3,000 students.

**Asking:               \$867,921**

**Cap Rate:            6.25%**



**Exclusive Leasing Agents:**  
**TITAN Commercial Realty Group LLC**  
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**Contact:**

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# 60 MAIN STREET DELHI, NEW YORK

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile	10 Mile
Population	2,892	4,194	5,304	9,834
Avg. HH Income	\$76,997	\$76,417	\$77,633	\$72,699
Median Age	32.7	36.4	38.5	43.7
Employers	228	304	317	528
Employees	3,411	4,007	4,087	5,242

