

**FOR SALE OR LEASE
PRIME DEVELOPMENT SITE
831 NEW LOUDON ROAD
LATHAM, NEW YORK**



Highway Commercial Office Residential (HCOR)

Acres: 3.53
For Sale: \$1,950,000.00
For Lease: \$200,000.00 NNN per year

Access from Route 9/Loudon Road and Old Loudon Road to rear of property.

Property owner owns the property next door with the La Quinta and would entertain giving access to drive across the property to allow access avoiding the divided median from the traffic circle's ramp on Route 9.

Property Zoning Map and Permitted Uses available upon request.



Exclusive Listing Agents:
TITAN Commercial Realty Group LLC
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www.titancommercialrealtygroup.com
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Contact:

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831 NEW LOUDON ROAD LATHAM, NEW YORK

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile	10 Mile
Population	7,130	46,721	162,639	497,888
Avg HH Income	\$98,259	\$94,683	\$82,269	\$87,696
Median Age	40.3	41.3	38.8	38.7
Businesses	405	1,864	6,477	18,283
Employees	5,530	30,990	99,156	278,828



LATHAM, NEW YORK