

## **FOR SALE | MIXED-USE**

## **FULLY LEASED MIXED-USE BUILDING**

35 Main Street, Camden, NY 13316



## **PROPERTY FEATURES**

- Highly visibility, 12,142 SF mixed-use building on 0.91 acre corner parcel
- Fully leased and performing at a 9% CAP rate
- Dollar General has been anchor tenant since 2003
- Located at signalized intersection of Route 13 (Main Street) and Route 69
- Parking for 40 cars

#### **CONTACT EXCLUSIVE AGENT:**

### Stephen Saleski

Real Estate Associate Broker

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#### **SUTTON REAL ESTATE COMPANY**

525 Plum Street, Suite 100Syracuse, New York 13204315.424.1111

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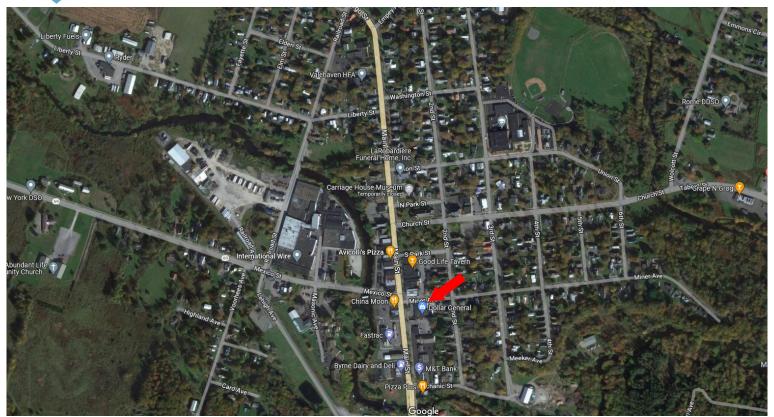
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#### **DEMOGRAPHICS**

	1 Mile	3 Mile	5 Mile
Population	2,267	3,812	5,934
Households	962	1,537	2,222
Average Household Income	\$45,855	\$55,053	\$58,771

Source: ERSI

#### **TRAFFIC COUNTS**

- Main Street (Rt 13) 7,221
- Church Street (Rt 69 East) 8,164
- Mexico St (Rt 69 West) 2,516

Source: ESRI

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