



## 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*

(M): 315.727.3103

[ssaleski@suttoncos.com](mailto:ssaleski@suttoncos.com)

### SUTTON REAL ESTATE COMPANY

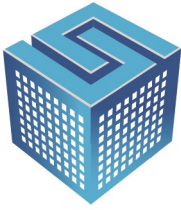
525 Plum Street, Suite 100

Syracuse, New York 13204

315.424.1111

[www.suttoncos.com](http://www.suttoncos.com)

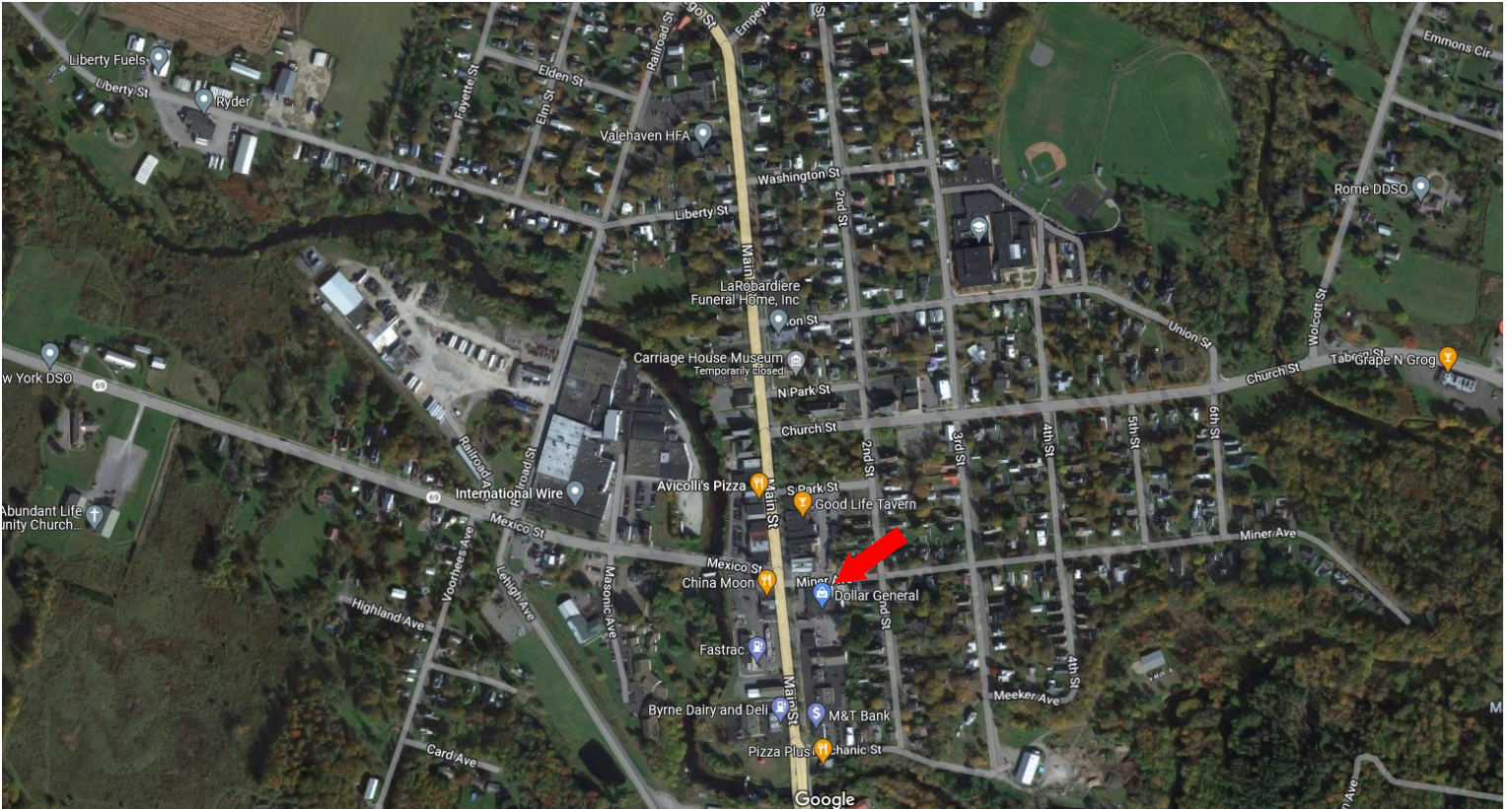




**SUTTON**  
REAL ESTATE COMPANY

**FOR SALE | MIXED-USE**  
**FULLY LEASED MIXED-USE BUILDING**

35 Main Street, Camden, NY 13316



**DEMOGRAPHICS**

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

Source: ESRI

**TRAFFIC COUNTS**

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

Source: ESRI

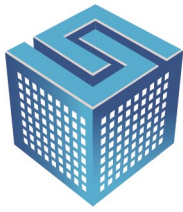
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