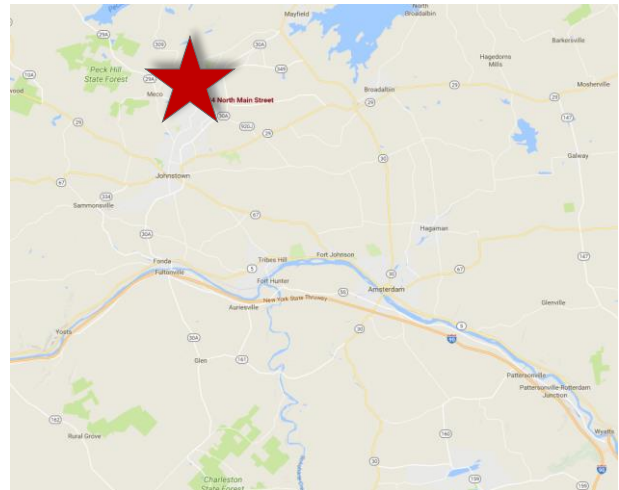


**EXCELLENT RETAIL / OFFICE SPACE AVAILABLE**

**Property Highlights**

1,004± SF of Office/Retail Space Available on Main St. Gloversville. 2 Large display windows, plenty of parking (private and public), plenty of storage in basement. Prime location for walk-in traffic. Private courtyard in rear of building. Security cameras on building.



Demographic	0-1 Mile	1-3 Miles	3-5 Miles
Population	13,935	7,933	11,332
Households	5,769	3,068	4,429
Average Income	46,768	62,481	59,819
Total Businesses	437	477	438
Total Employees:	4,275	6,839	4,538
Employee/Residential Pop Ratio (per 100 Residents)	31	86	40

Source: ESRI 2017

Traffic Counts	
W. Fulton Street & Bleecker St.	6,220 AADT
E. Fulton St. & Kinsboro Ave	7,020 AADT
State Hwy 30A & Saratoga Blvd.	12,200 AADT
State Hwy 30A & S. Kinsboro Ave	15,370 AADT
N. Comrie Ave & Briggs St.	20,090 AADT

Source: ESRI 2017

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