


FOR SALE

PROFESSIONAL OFFICE BUILDING FOR SALE

Property Highlights

- Hard corner location
- Great visibility at a lighted intersection
- Central location, minutes to the NYS Thruway
- 10 parking spots
- Ideal for: Professional office, Insurance agency, and Accountant

Building Features

Building Size	2,832+ Sq. Ft.
Lot Size	.17+ Acres

Demographic	1 Mile	3 Miles	5 Miles
Population	9,201	77,220	268,254
Average H.H. Income	\$74,656	\$87,731	\$85,180

Source: ESRI Business Analyst 2025

EXCLUSIVE CONTACT

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41,973 AADT

UNION RD

BROWN ST

SITE

2531

2559

2539

2535

42

48

0

54

60

2510

2511

25

35

43

51

59

26

34

40

42

48

0

54

60

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