

INTERSECTION - FREESTANDING RETAIL/SHOWROOM BUILDING

2003 ROUTE 82, LAGRANGE, NY 12540

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,600,000
Building Size:	8,800 SF
Available SF:	
Lot Size:	5.9 Acres
Price / SF:	\$181.82
Zoning:	Hamlet

PROPERTY OVERVIEW

Welcome to a rare opportunity in the heart of LaGrange, where tradition meets potential. Alley's Agway, a longstanding community staple, is now available for sale on 5.9 acres of prime real estate at a bustling signalized intersection.

Property Highlights:

Location: Strategically situated at a busy signalized intersection, this 5.9-acre property is a cornerstone of the LaGrange community at the intersection of Route 82 and Noxon Road.

Building: The property features an expansive 8,800 square foot building equipped with a loading dock, showroom, and outdoor storage yard. The versatile space provides ample room for a range of business activities.

Zoning: Hamlet Zoning in the town of LaGrange, the property permits various uses, including but not limited to Convenience Store, Daycare, and Retail. Explore the potential for redevelopment or a change in use, opening doors to a myriad of opportunities.

Utilities: Two parcels are serviced by private septic and drilled well.

Business Included: Alley's Agway, a longstanding community establishment, is included in this offering. Benefit from an existing customer base and reputation while exploring new avenues for growth.

BRIAN MOSSEY

Real Estate Salesperson
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5.9 ACRES - SIGNALIZED INTERSECTION - FREESTANDING RETAIL/SHOWROOM BUILDING

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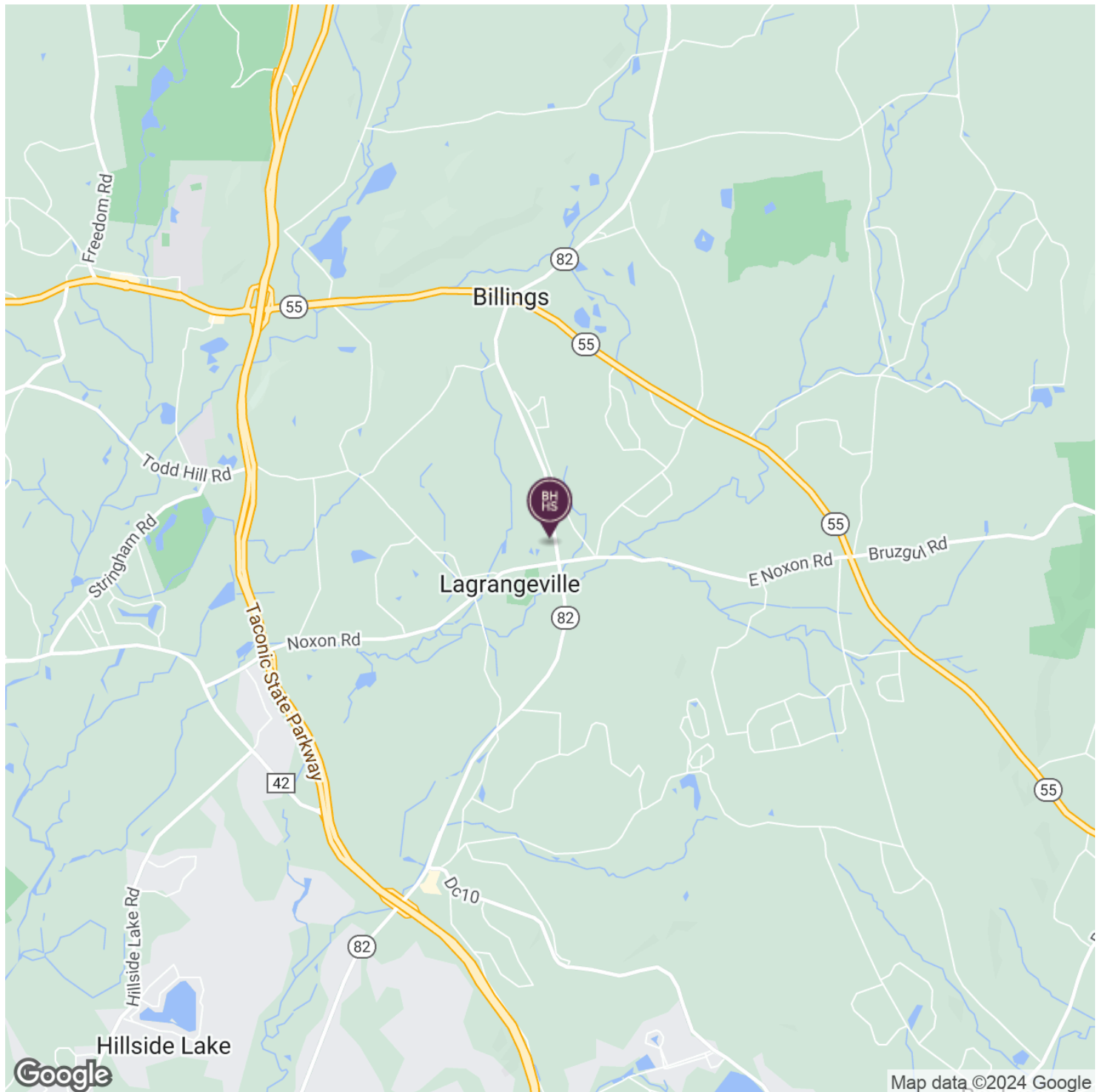
ADDITIONAL PHOTOS



5.9 ACRES - SIGNALIZED INTERSECTION - FREESTANDING RETAIL/SHOWROOM BUILDING

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LOCATION MAP



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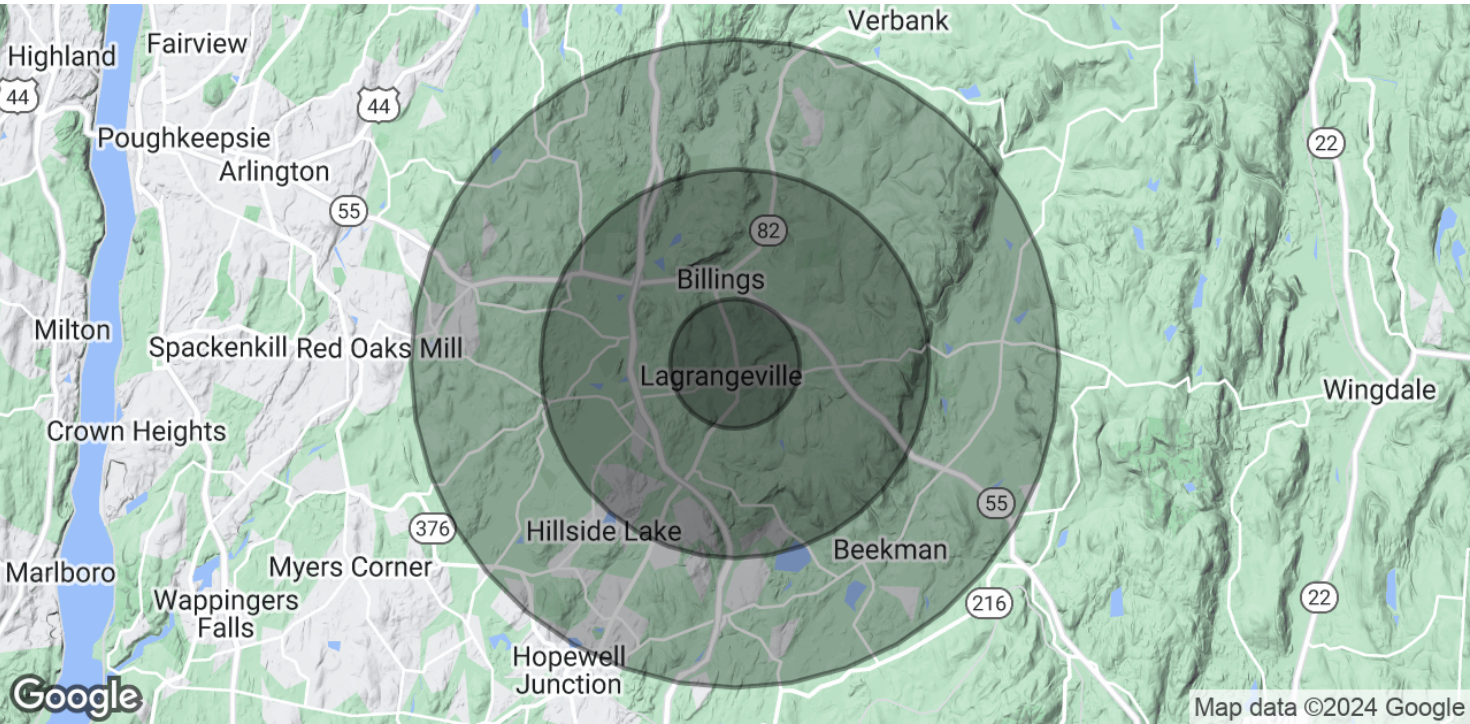
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5.9 ACRES - SIGNALIZED INTERSECTION - FREESTANDING
RETAIL/SHOWROOM BUILDING

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,320	12,342	32,915
Average Age	39.6	40.4	42.6
Average Age (Male)	37.6	37.5	41.3
Average Age (Female)	44.0	41.2	42.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	475	4,530	11,821
# of Persons per HH	2.8	2.7	2.8
Average HH Income	\$179,016	\$132,092	\$134,738
Average House Value	\$387,611	\$334,433	\$353,840

* Demographic data derived from 2020 ACS - US Census