

# 301 ROUTE 17

HILLBURN, NY 10931

OFFICE/INDUSTRIAL FOR LEASE



## Property Description

Elevate your business at this premier property, which consists of 2500SF of office space and 500SF of industrial. Offering customizable floor plans, first-class amenities, and responsive management, this space is designed for modern success. With ample parking, convenient access to major routes, and premium finishes, this property provides a professional and dynamic environment for your business to thrive. Asking \$3,300 per month plus \$250 per month in utilities.

## Offering Summary

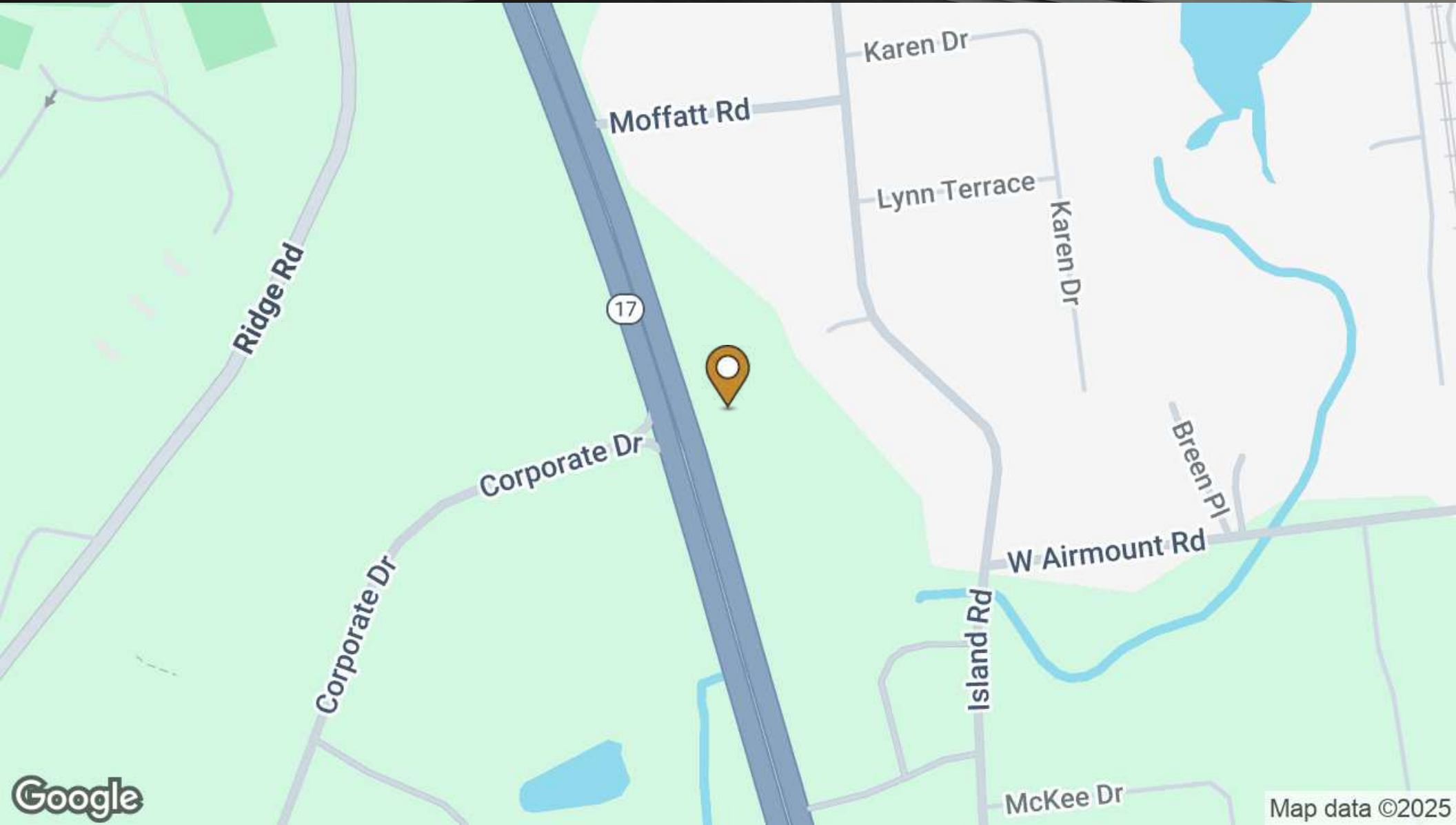
Lease Rate:	\$3,550.00 per month (NNN)
Available SF:	2,000 SF
Building Size:	2,000 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	96	355	2,586
Total Population	235	858	6,627
Average HH Income	\$140,529	\$141,008	\$165,171

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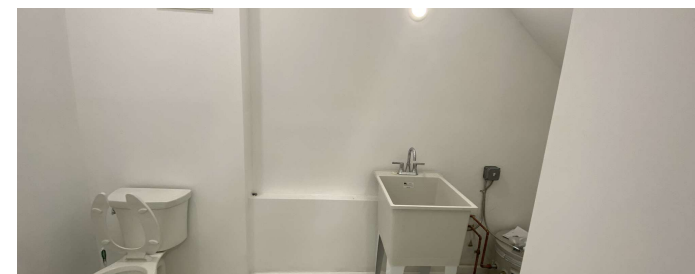
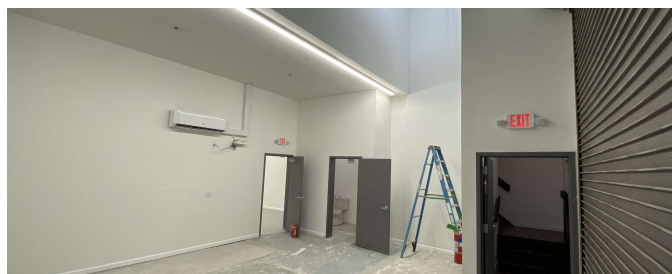
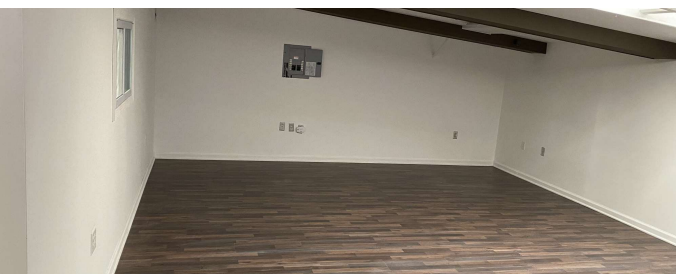
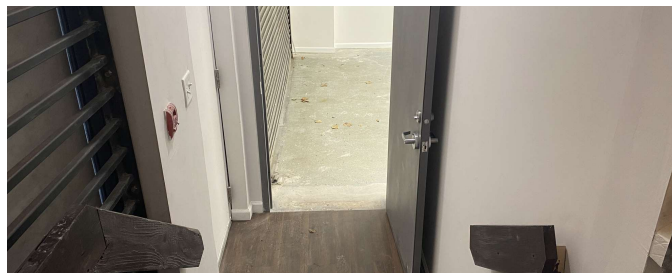
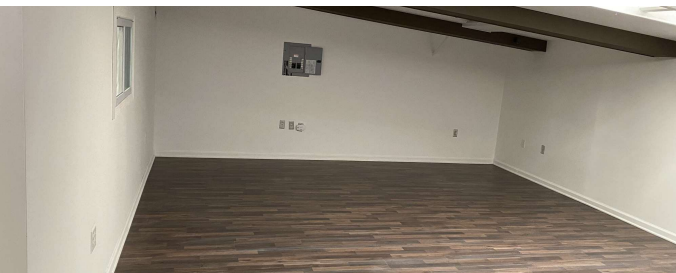
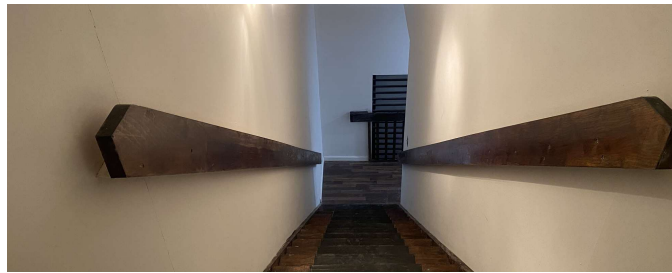
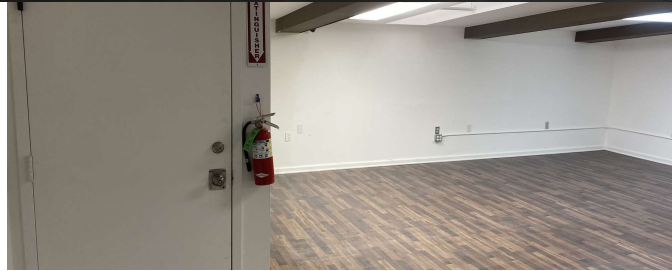
OFFICE BUILDING FOR LEASE



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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	235	858	6,627
Average Age	43	44	43
Average Age (Male)	42	42	42
Average Age (Female)	44	45	44

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	96	355	2,586
# of Persons per HH	2.4	2.4	2.6
Average HH Income	\$140,529	\$141,008	\$165,171
Average House Value	\$610,152	\$616,075	\$686,353

Demographics data derived from AlphaMap

