

# 1 | PROPERTY SUMMARY

112 MONARCH DR, LIVERPOOL, NY 13088  
INDUSTRIAL FOR LEASE



## PROPERTY DESCRIPTION

Introducing an exceptional leasing opportunity at 112 Monarch Dr, Liverpool, NY, 13088. This contemporary property offers a versatile space perfectly suited for a wide range of businesses. Boasting an impressive facade and ample parking, this prime location provides easy access for customers and employees alike.

## PROPERTY HIGHLIGHTS

- 1,500SF small bay/contractor storage suites available.
- Each suite comes with a private bathroom, 130SF office space, 2 parking spaces and a large grade level door.
- New Construction

## OFFERING SUMMARY

|                  |            |
|------------------|------------|
| Lease Rate:      | Negotiable |
| Number of Units: | 16         |
| Available SF:    | 1,500 SF   |
| Lot Size:        | 2.3 Acres  |
| Building Size:   | 24,000 SF  |

| DEMOGRAPHICS      | 0.25 MILES | 0.5 MILES | 1 MILE   |
|-------------------|------------|-----------|----------|
| Total Households  | 120        | 672       | 3,348    |
| Total Population  | 147        | 1,234     | 6,812    |
| Average HH Income | \$77,227   | \$79,164  | \$82,777 |

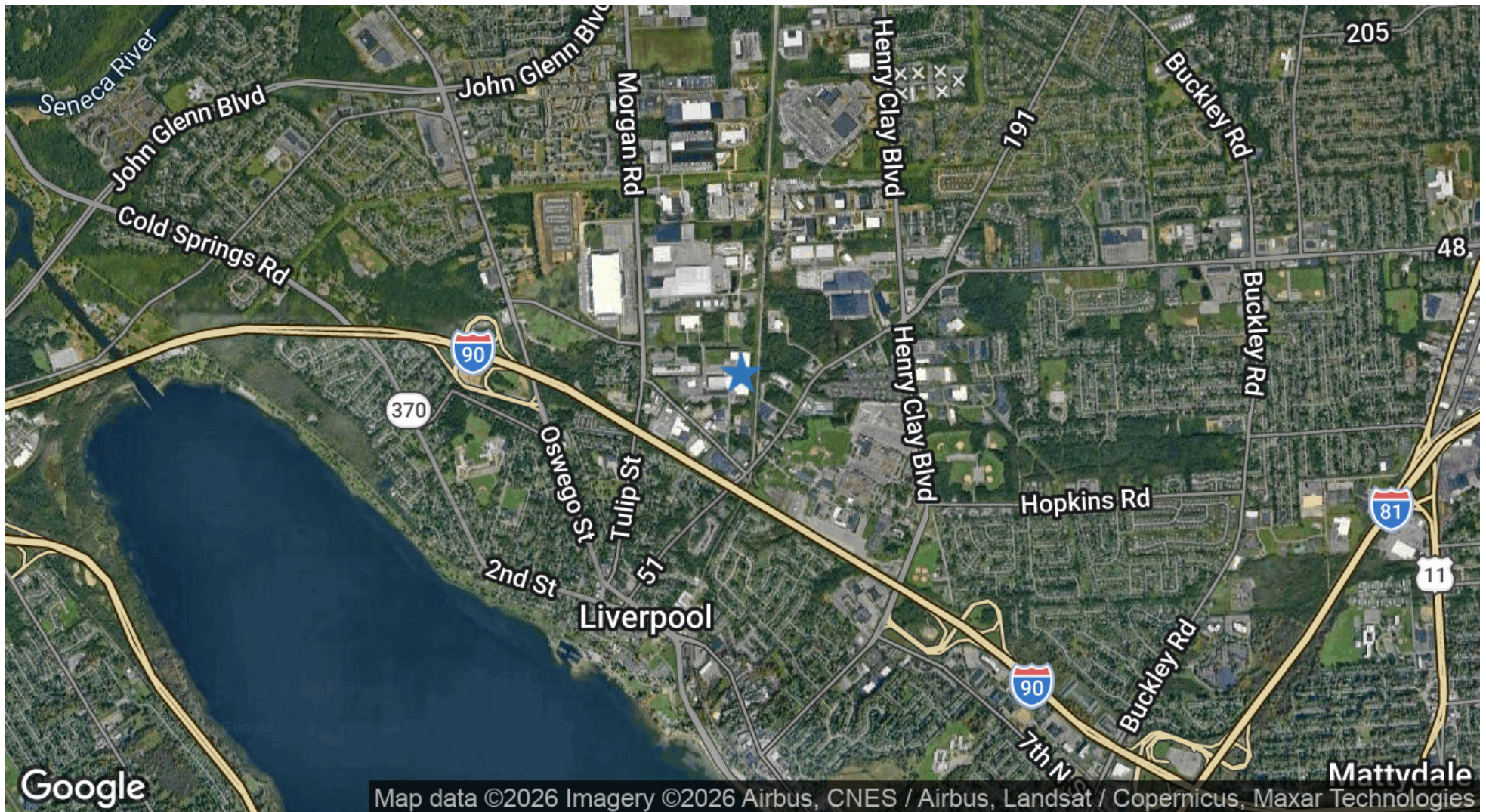
## DOMINIC PIZZULLI

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## 2 | LOCATION MAP

112 MONARCH DR, LIVERPOOL, NY 13088  
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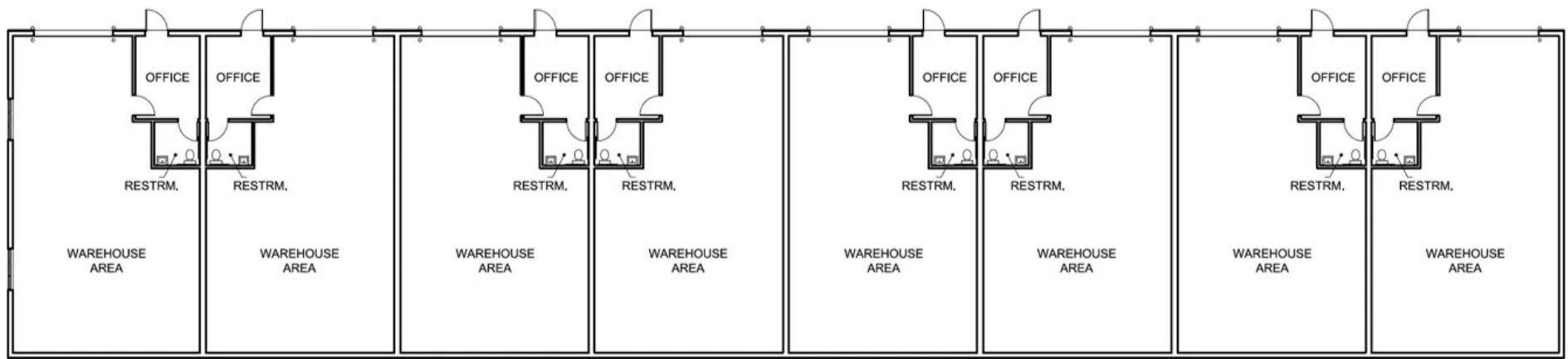
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**DOORS&SPACES**

# 3 | ADDITIONAL PHOTOS

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SMOLLEASING.COM | 67 EAST PARK PLACE, MORRISTOWN, NJ 07960

**DOORS&SPACES**

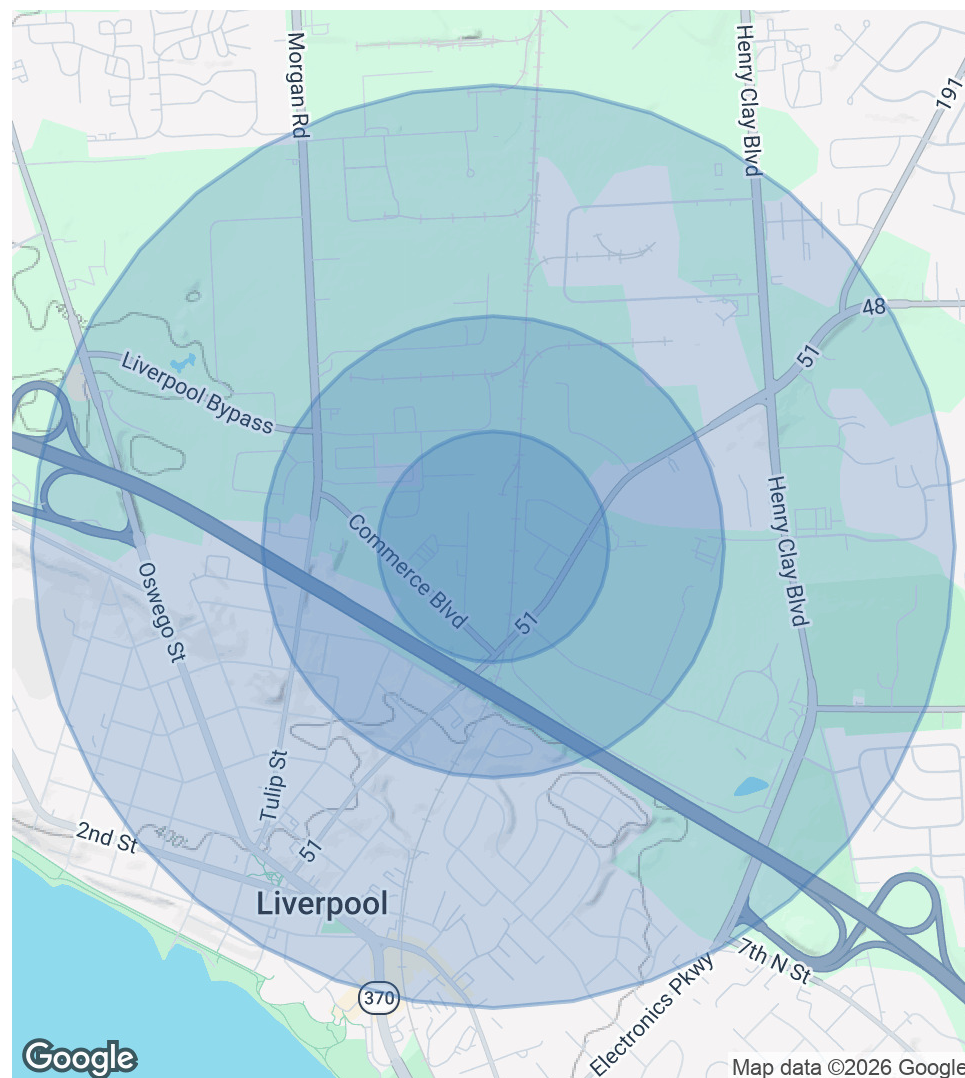
# 4 | DEMOGRAPHICS MAP & REPORT

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| POPULATION           | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population     | 147        | 1,234     | 6,812  |
| Average Age          | 51.0       | 39.5      | 36.5   |
| Average Age (Male)   | 50.5       | 38.2      | 34.7   |
| Average Age (Female) | 54.9       | 41.5      | 38.7   |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE    |
|---------------------|------------|-----------|-----------|
| Total Households    | 120        | 672       | 3,348     |
| # of Persons per HH | 1.2        | 1.8       | 2.0       |
| Average HH Income   | \$77,227   | \$79,164  | \$82,777  |
| Average House Value | \$77,616   | \$176,733 | \$190,977 |

2023 American Community Survey (ACS)



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