

# 313 USHERS RD

## BALLSTON LAKE, NY 12019



### PROPERTY HIGHLIGHTS



**PRICE**  
\$12.00/SF/YR



**YEAR BUILT**  
1972



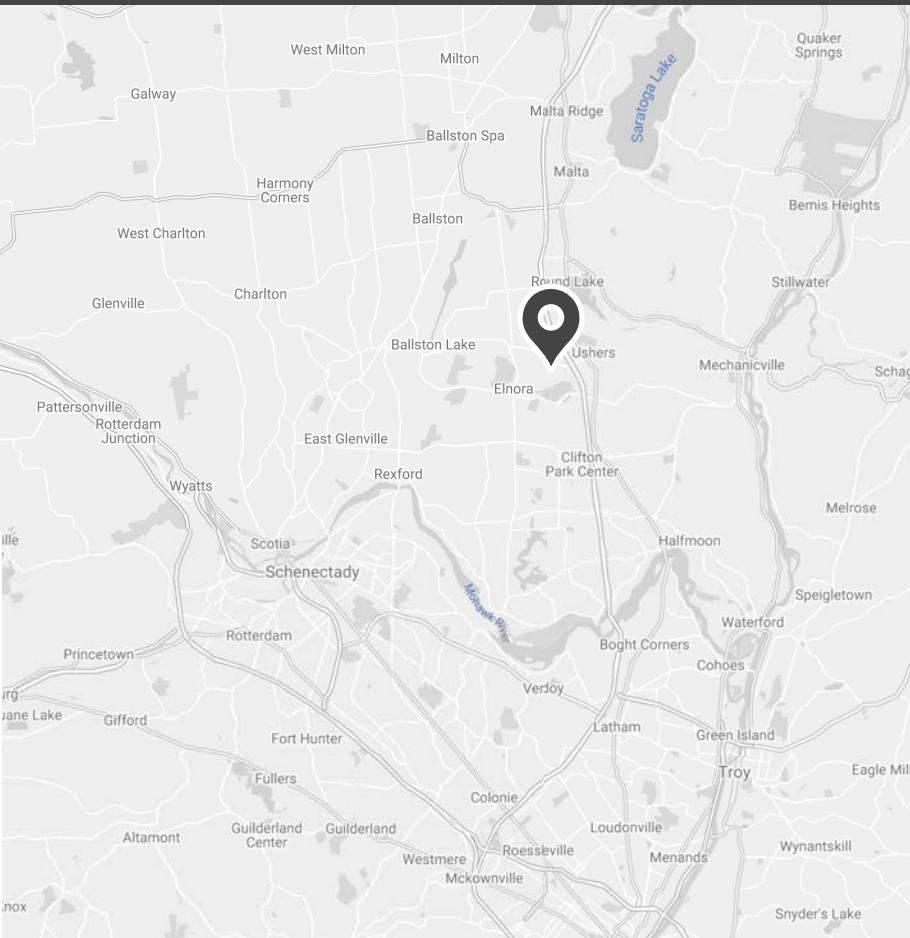
**SIZE**  
17,508 SF



**BUILDING SIZE**  
71,106 SF



**PARKING**  
300+ SURFACE  
PARKING SPACES



### PROPERTY DETAILS

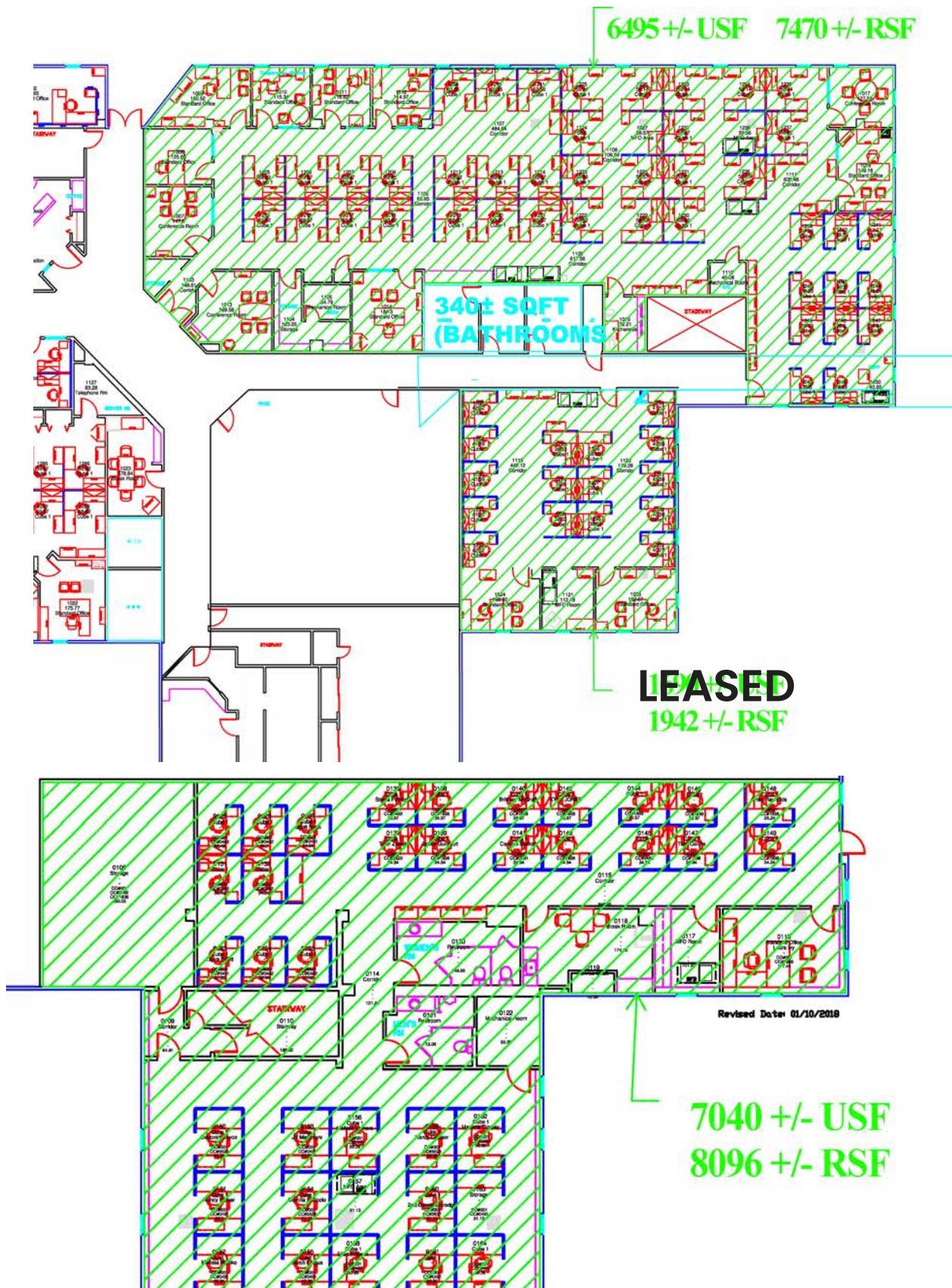
Nicely appointed office space, rent includes taxes, snowplowing, landscaping and heat/electric for normal office usage.

Located right at I-87 Exit 10, in Northway 10 Executive Park.

Mostly open floor plans with perimeter offices.

Possible warehouse/storage conversion, call for more details.





# CONTINUUM

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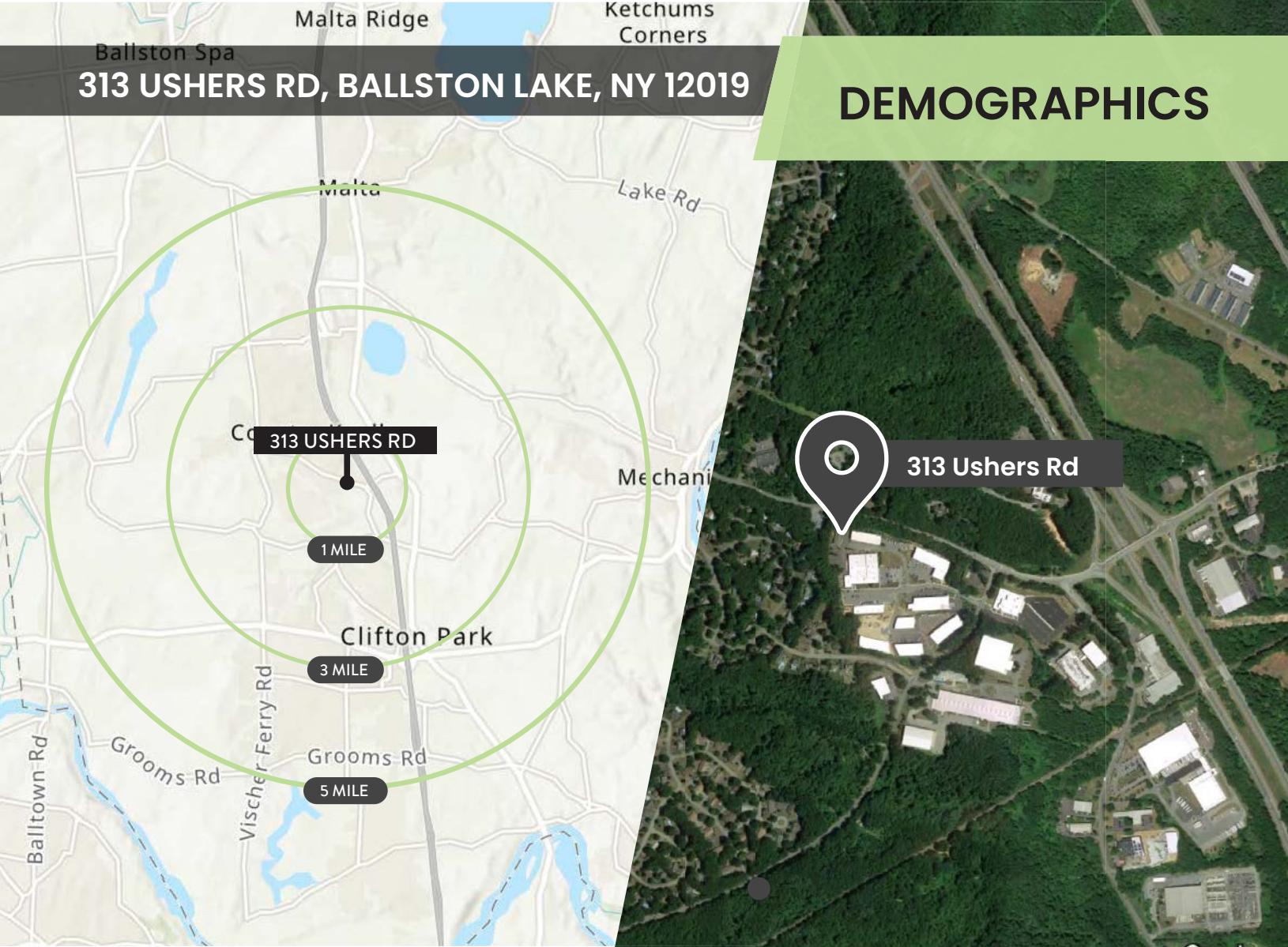
## COMMERCIAL REALTY

This information is deemed reliable, but not guaranteed. All information should be verified prior to purchase or lease.

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## 313 USHERS RD, BALLSTON LAKE, NY 12019

## DEMOGRAPHICS



2021 Summary	1 Mile	3 Miles	5 Miles
Population	3,320	24,865	58,429
Households	1,159	10,013	23,624
Families	957	6,934	16,050
Average Household Size	2.86	2.47	2.47
Owner Occupied Housing Units	1,118	7,547	17,194
Renter Occupied Housing Units	42	2,466	6,429
Median Age	46.7	44.6	43.6
Median Household Income	\$131,059	\$103,767	\$101,730
Average Household Income	\$150,530	\$123,053	\$121,181

## KEY FACTS

