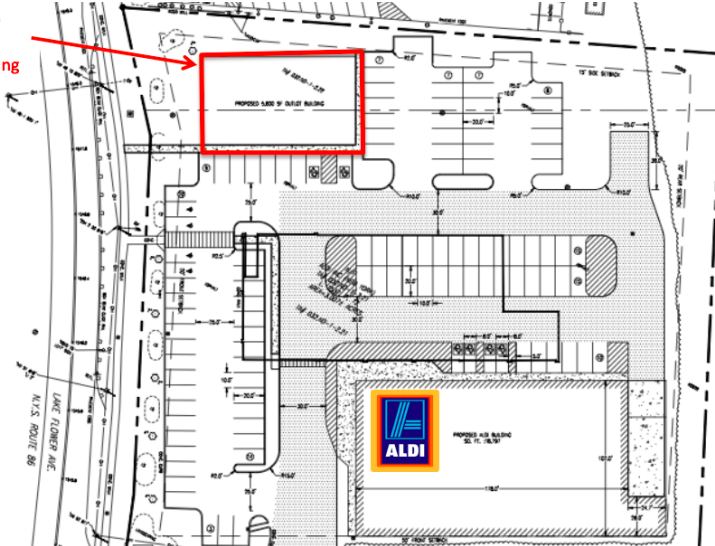


# ALDI - SARANAC LAKE 587 LAKE FLOWER AVENUE

587 LAKE FLOWER AVENUE, SARANAC LAKE, NY 12983



Available  
5,800 SF Building



## OFFERING SUMMARY

|               |           |
|---------------|-----------|
| Sale Price:   | \$495,000 |
| Available SF: | 6,000 SF  |
| Lot Size:     | 6,000 SF  |
| Price / Acre: |           |

## PROPERTY OVERVIEW

Up to 8,000 SF on Lake Flower Ave

## PROPERTY HIGHLIGHTS

DAVE HORNSTEIN  
315.436.4733  
davehornstein@gmail.com

HORN COMPANIES  
220 Herald Place, Syracuse, NY 13202  
315.436.4733 | horncompanies.com

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FOR SALE



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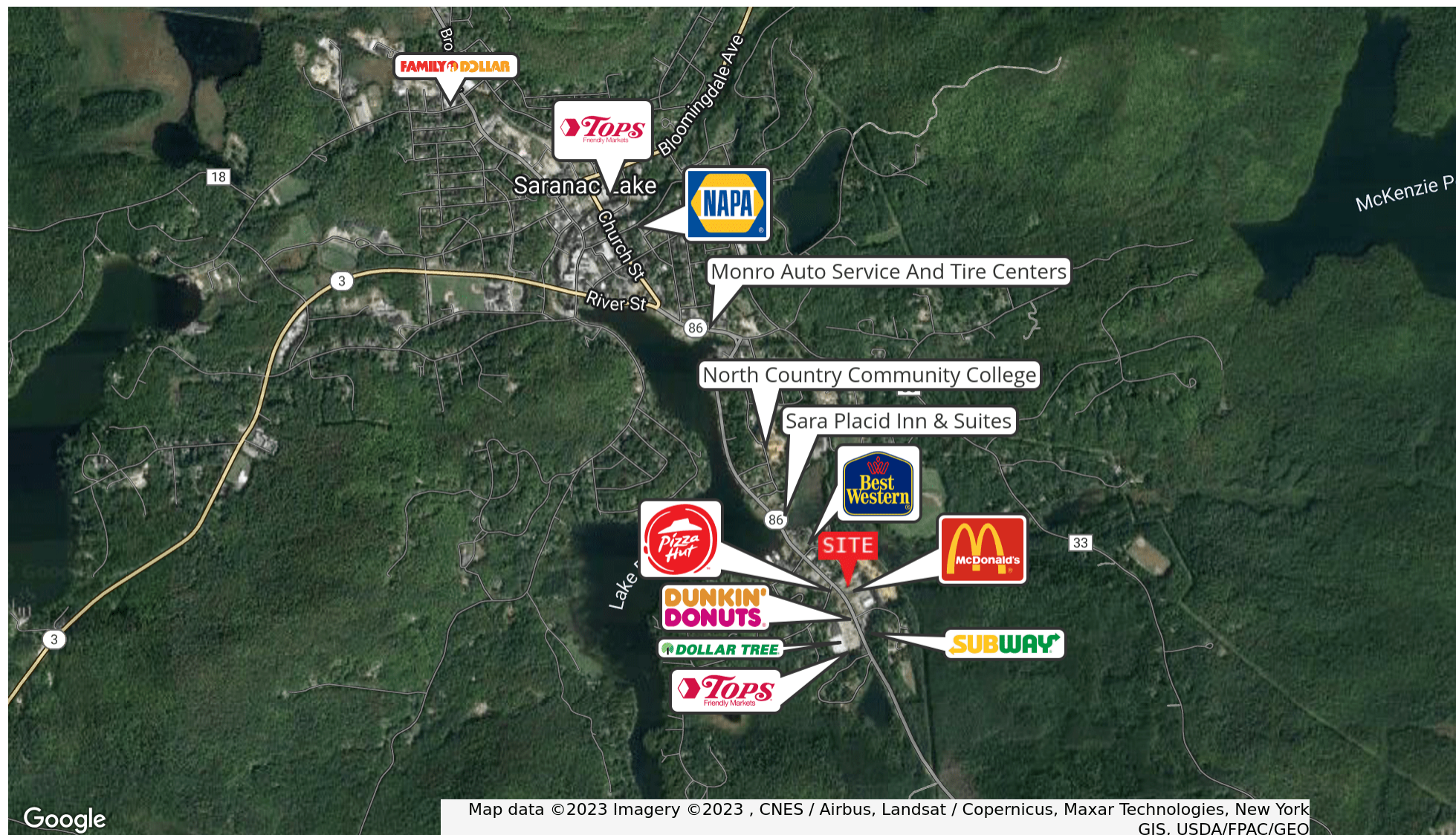


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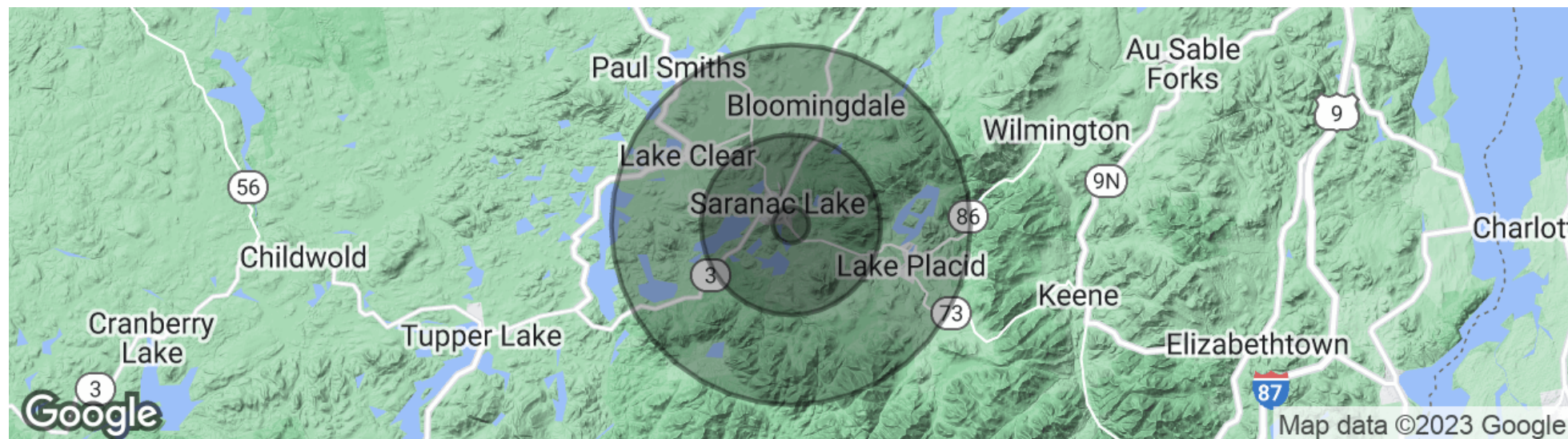
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# ALDI - SARANAC LAKE 587 LAKE FLOWER AVENUE

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| POPULATION           | 1 MILE    | 5 MILES   | 10 MILES  |
|----------------------|-----------|-----------|-----------|
| Total Population     | 205       | 3,134     | 11,153    |
| Average age          | 33.2      | 37.6      | 38.4      |
| Average age (Male)   | 31.8      | 36.4      | 37.3      |
| Average age (Female) | 40.8      | 41.8      | 41.7      |
| HOUSEHOLDS & INCOME  | 1 MILE    | 5 MILES   | 10 MILES  |
| Total households     | 83        | 1,305     | 4,583     |
| # of persons per HH  | 2.5       | 2.4       | 2.4       |
| Average HH income    | \$70,674  | \$63,190  | \$61,154  |
| Average house value  | \$259,949 | \$203,213 | \$199,082 |

\* Demographic data derived from 2020 ACS - US Census

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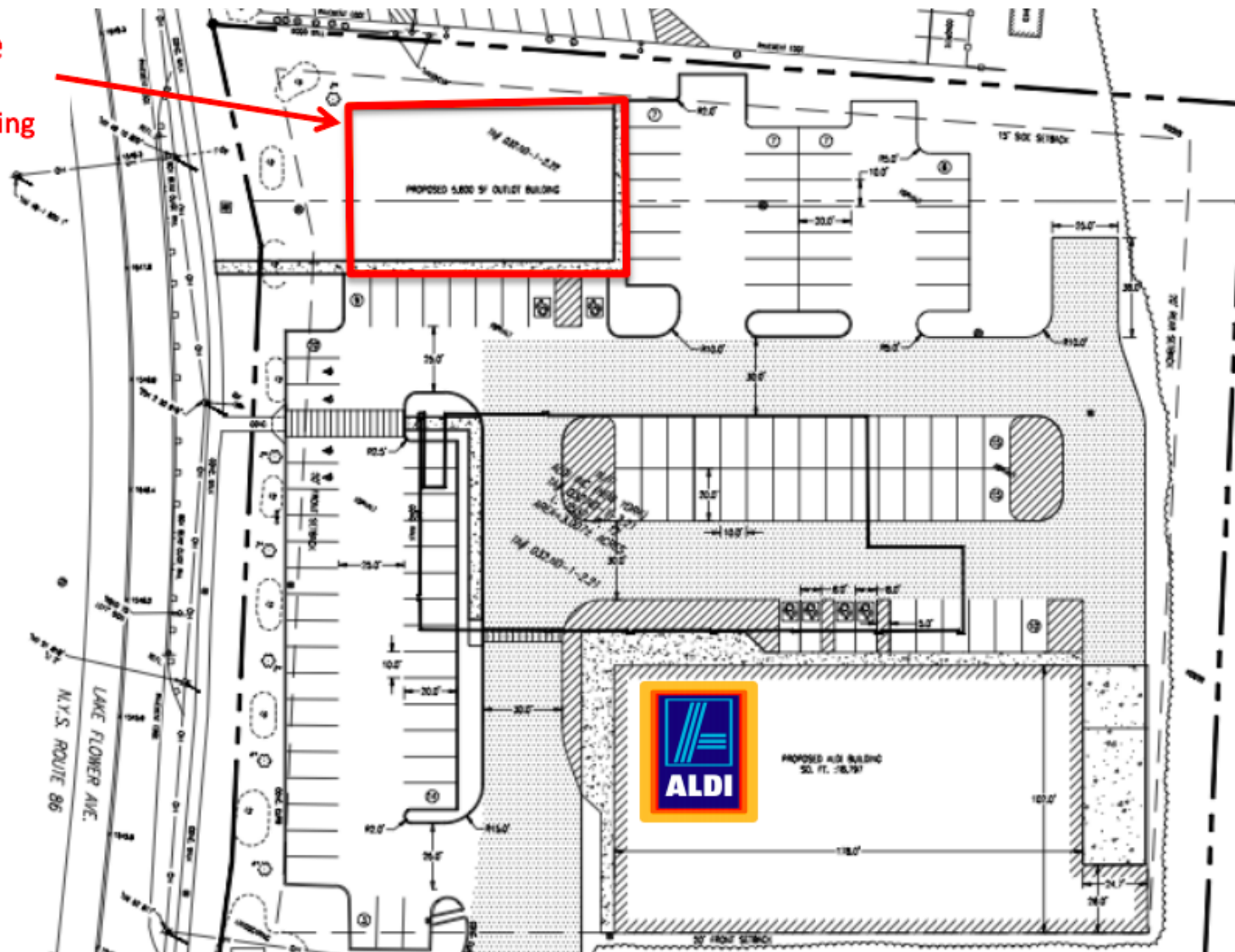
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