

# AVAILABLE COMMERCIAL SUITE

## 519 Hooper Road, Town of Union, NY 13760

(Located 2 miles from NYS Route 17 at Exit 69)

### Salient Features:

#### **Rent plus utilities and pro-rata share of RE taxes, insurance & CAM**

- Approximately 1,700 square feet available for lease;
- Open layout configured for multiple uses;
- Best suited for retail, service or office use;
- Located near the intersection of Hooper and Country Club Roads;
- Co-tenants including CSL Plasma, Horizons Federal Credit Union and Lourdes; and
- Traffic counts of 14,668 cars daily on Hooper Road

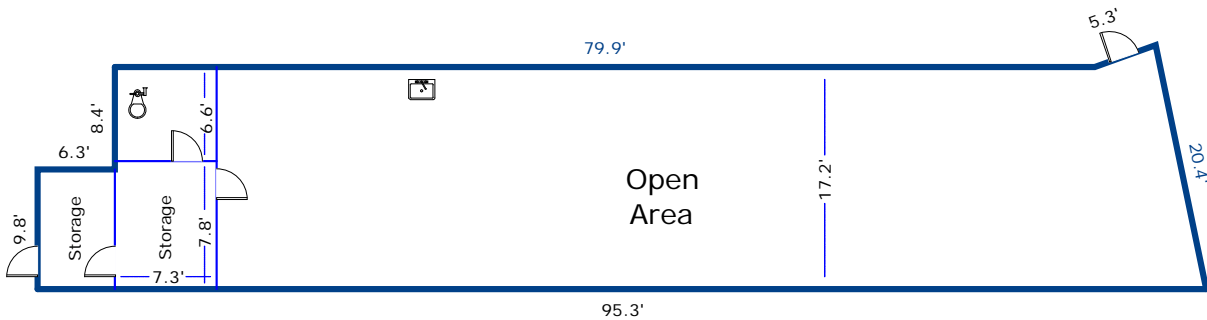


Figure 1 – Layout of the premises



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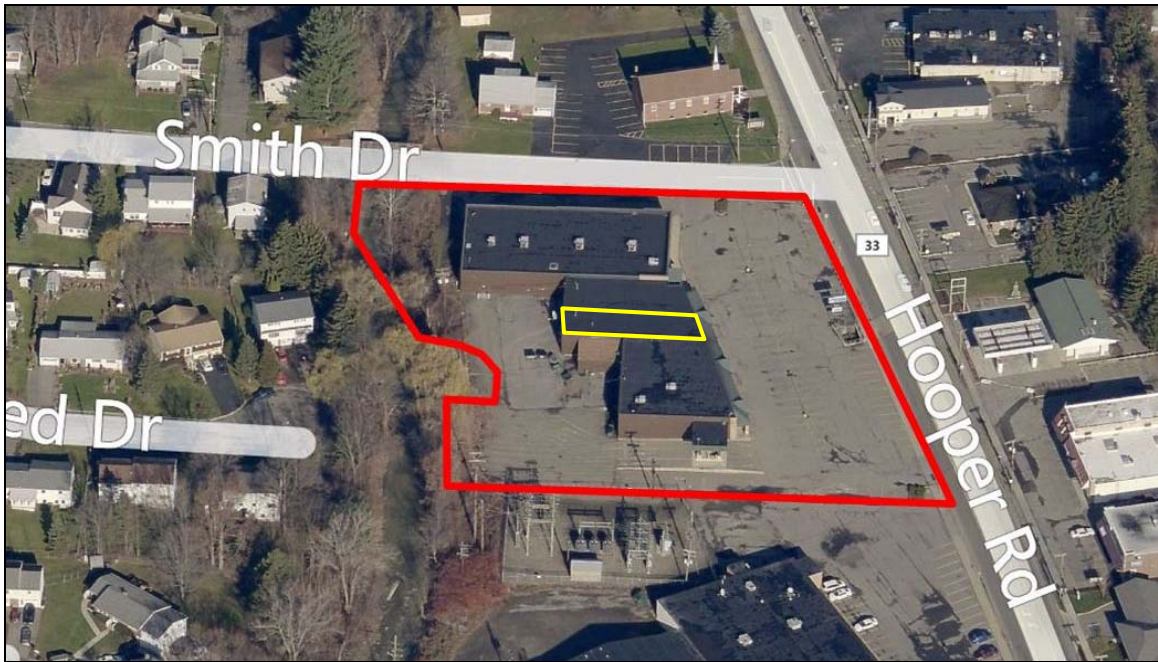


Figure 2 – Aerial photograph of the site (available space outlined in blue)

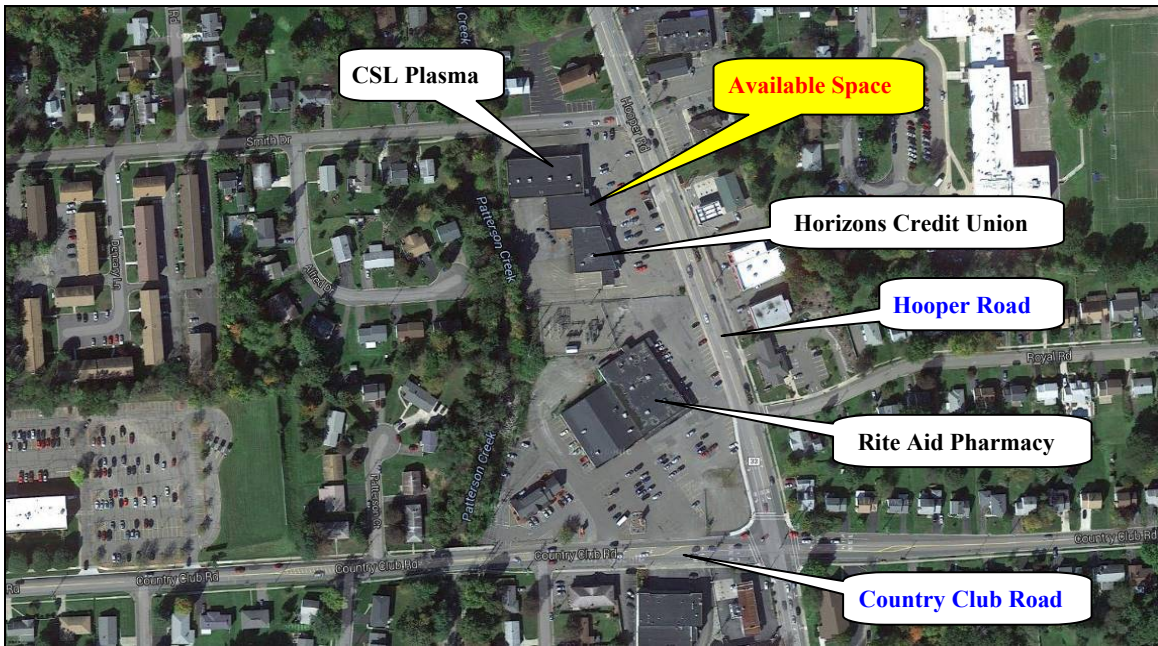
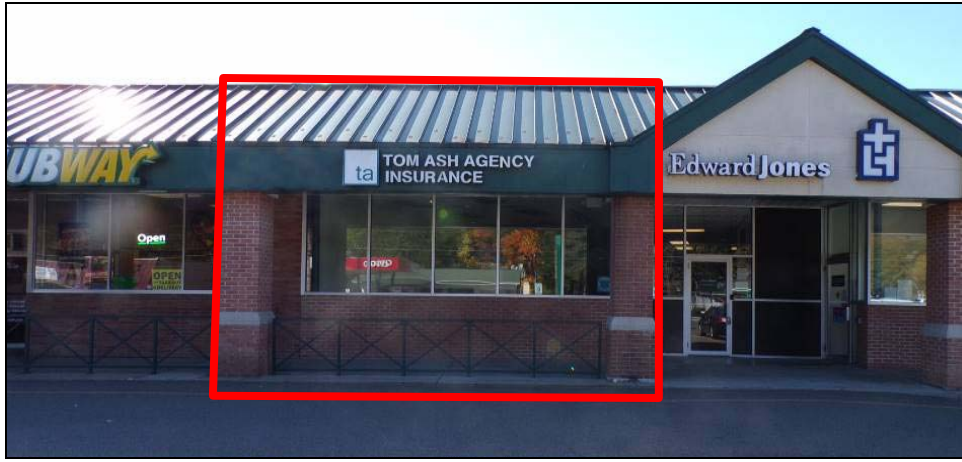


Figure 3 – Aerial photograph of the immediate neighborhood



**Figure 4 – Front of the available space**



**Figure 5 – Front (eastern elevation) of the building**





Figure 6 – Photos of the interior



Figure 7 – Pylon sign