

# GROUND LEASE or BUILD TO SUIT

## 109 Barnerville Road

Cobleskill, NY 12043



### PROPERTY INFO

- Former Pizza Hut building; can be retrofitted.
- 1.13 acres available for ground lease or build to suit.

### AVAILABLE SPACE

### CALL FOR PRICING

- ± 2,040 SF existing building can be retrofitted.

### 2025 Demographics

	1 Mile	3 Miles	5 Miles
Population	2,110	6,031	8,500
Average HH Income	\$92,570	\$101,189	\$102,800
Est. Adj. Daytime Demographics (16+)	2,575	5,256	6,364

Alex Kutikov, Principal  
Licensed Real Estate Broker

Doug Morabito  
Licensed Real Estate Salesperson



Value...through performance

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