

# OFFICE FOR LEASE

10 Colonial Avenue, Warwick, NY 10990



**BUILDING SIZE:** 3,700 SF

**CROSS STREETS:** Colonial Ave/Forester Ave

## PROPERTY OVERVIEW

Professional/Office space available in the village of Warwick

## PROPERTY FEATURES

- Two room suite with a storage closet \$950/mo
- Handicap accessible with elevator/lift
- Convenient off street parking
- Located in the historic district
- Central air
- Walking distance to village shops & restaurants

**KW COMMERCIAL**  
9 Bert Crawford Rd  
Middletown, NY 10940

**ROBERT KENNEDY**  
Licensed Associate Real Estate Broker  
845.986.4111  
rmk@kennedycoinc.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

[www.kellerwilliamsunited.com/](http://www.kellerwilliamsunited.com/)

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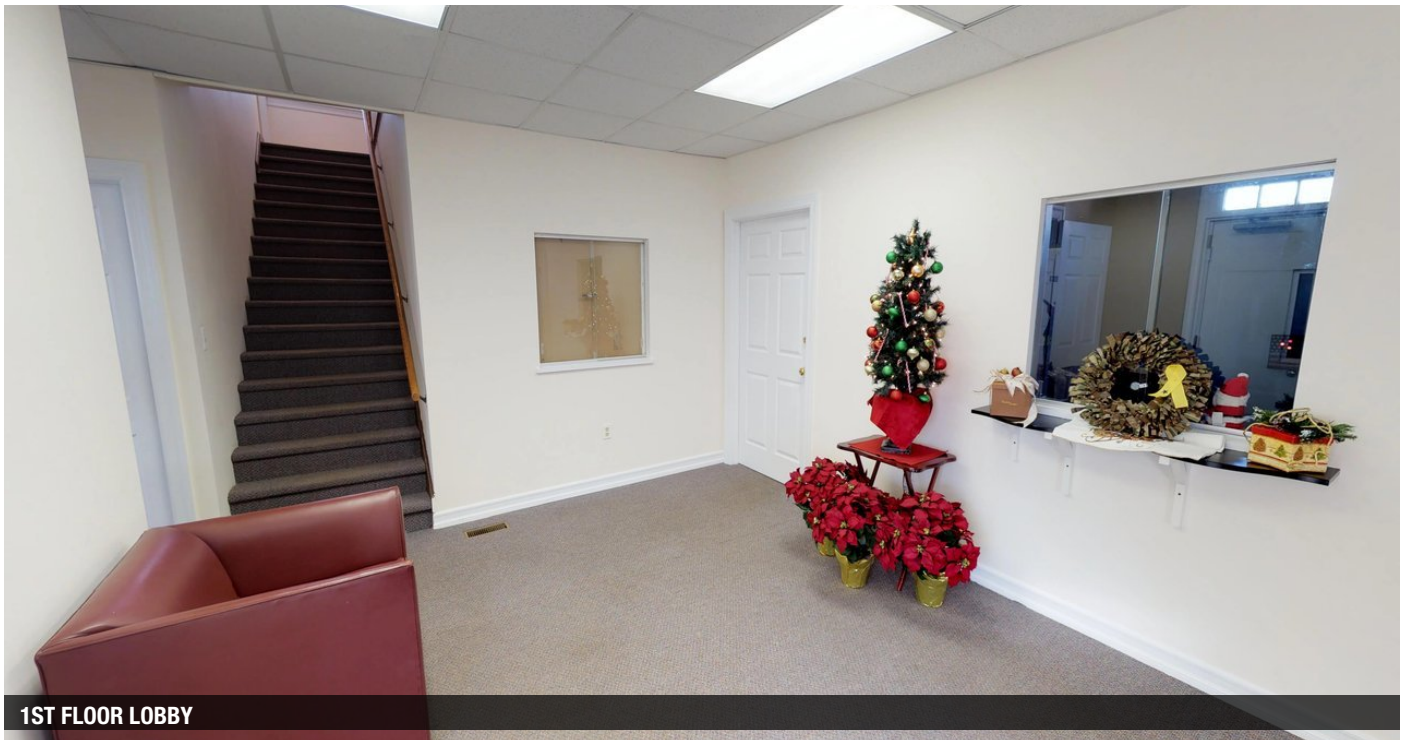
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2ND FLOOR - 2 ROOM SUITE (ROOM 1 OF 2)



2ND FLOOR - 2 ROOM SUITE (ROOM 2 OF 2)



1ST FLOOR LOBBY

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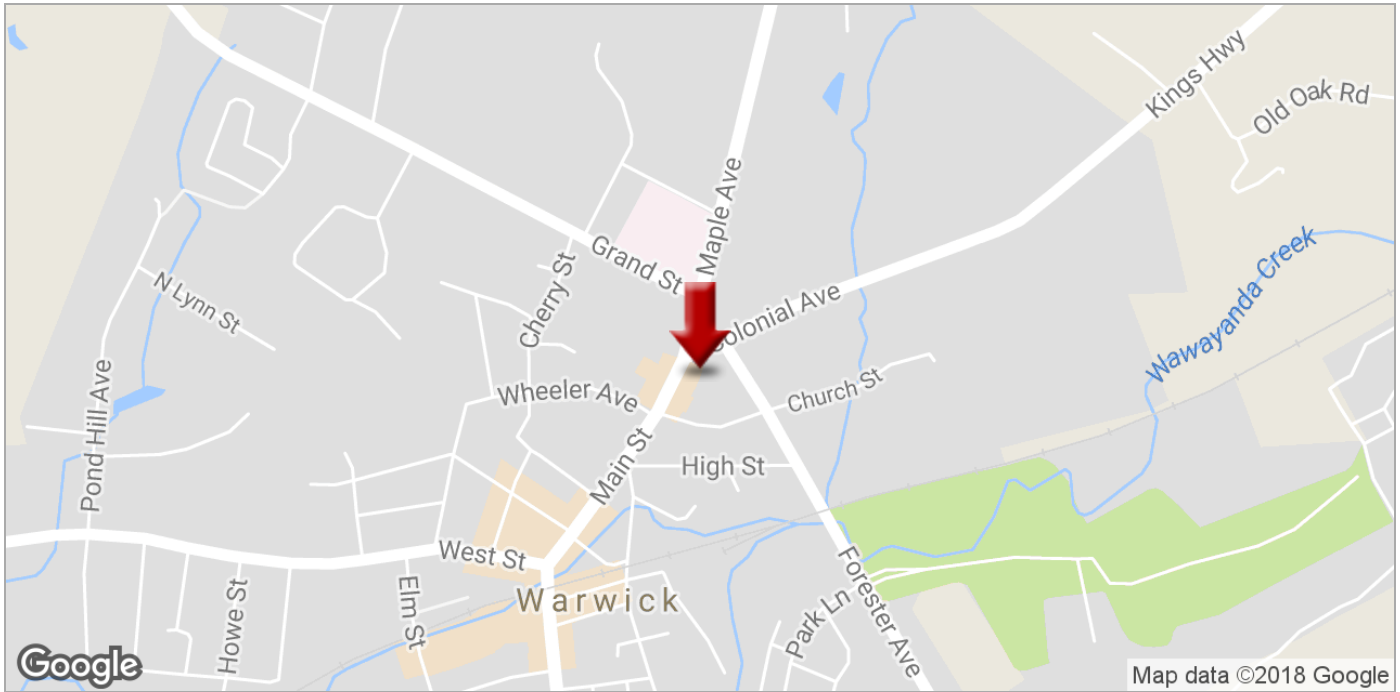
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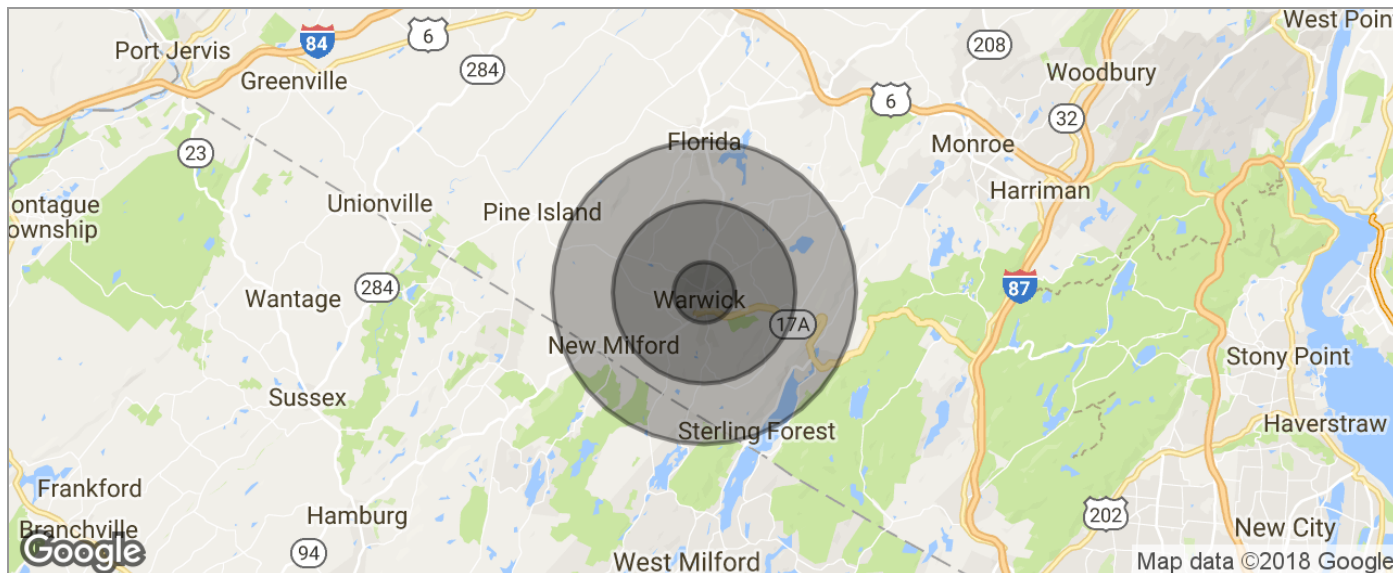
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,403	15,422	29,516
MEDIAN AGE	44.1	43.7	43.0
MEDIAN AGE (MALE)	44.1	43.9	43.1
MEDIAN AGE (FEMALE)	44.0	43.5	42.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,841	6,081	11,042
# OF PERSONS PER HH	2.4	2.5	2.7
AVERAGE HH INCOME	\$88,502	\$100,017	\$104,911
AVERAGE HOUSE VALUE	\$349,152	\$377,962	\$389,166
RACE	1 MILE	3 MILES	5 MILES
% WHITE	94.0%	92.4%	91.3%
% BLACK	1.1%	2.3%	3.2%
% ASIAN	0.9%	1.1%	1.2%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.5%	0.4%	0.2%
% OTHER	2.1%	2.2%	2.4%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	4.5%	6.4%	7.8%

\* Demographic data derived from 2010 US Census

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