

# 328 CORNELIA ST

Plattsburgh, NY 12901

FOR SALE | LAND

EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price: \$650,000

Lot Size: 11.0 Acres

Price / SF: \$1.36

## PROPERTY OVERVIEW

11 AC's of Land for Sale behind Aldi.

For More information, Please contact the Listing Brokers.

## PROPERTY HIGHLIGHTS

- 11 AC's of Land

### Christopher Farrell

Licensed Associate Real Estate Broker  
518.810.4203  
518.862.0861 x209  
cfarrell@vanguardfine.com

### Barry Feinman

Principal Licensed Real Estate Broker  
518.424.8450  
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**VF** Vanguard-Fine, LLC  
Commercial Real Estate Professionals

Vanguard-Fine, LLC Commercial Real Estate Professionals is a Licensed Real Estate Broker  
This plan is for informational purposes only and no representations are made. Current conditions must be confirmed by each prospective buyer/tenant

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ADDITIONAL PHOTOS



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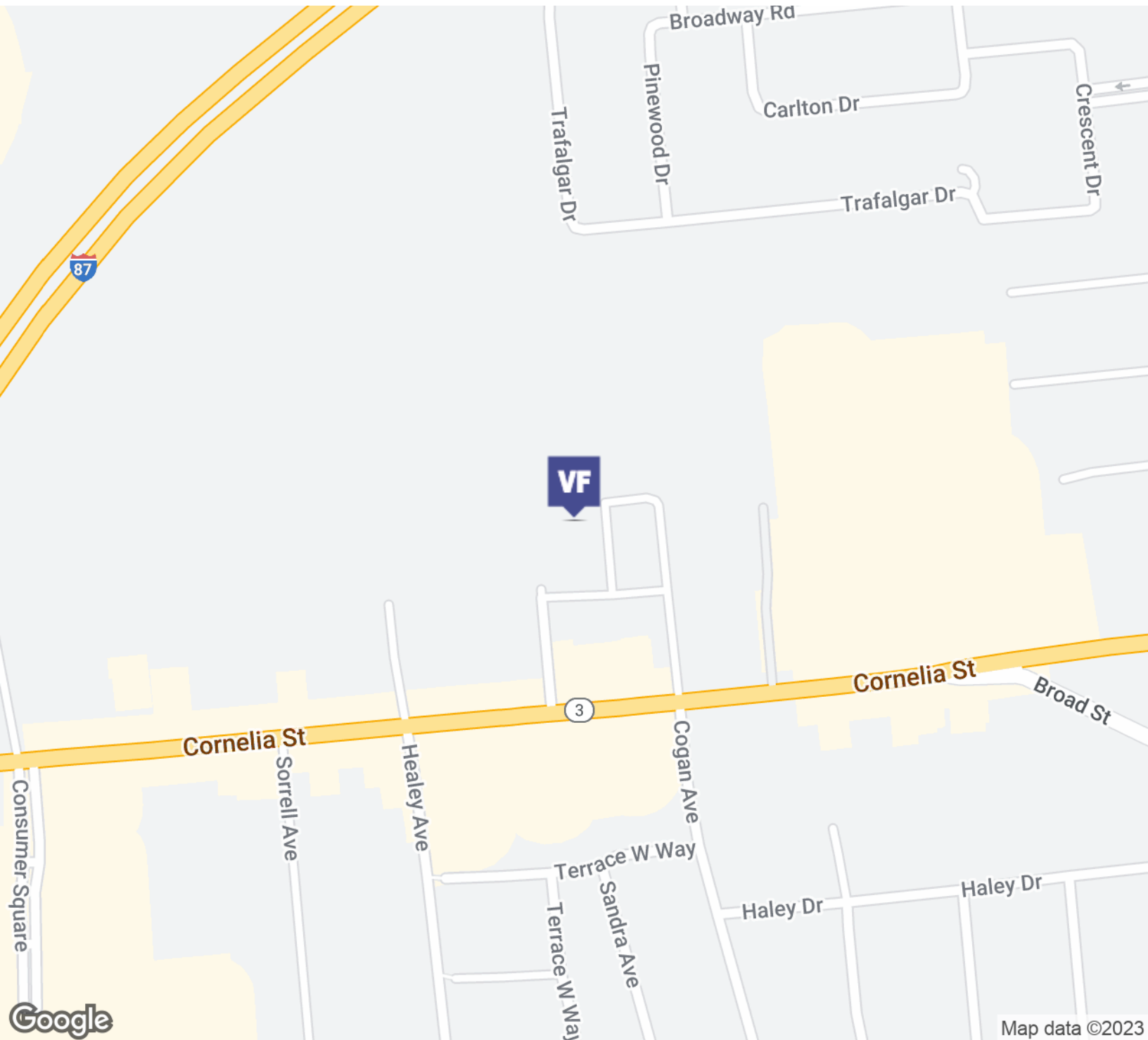
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LOCATION MAP



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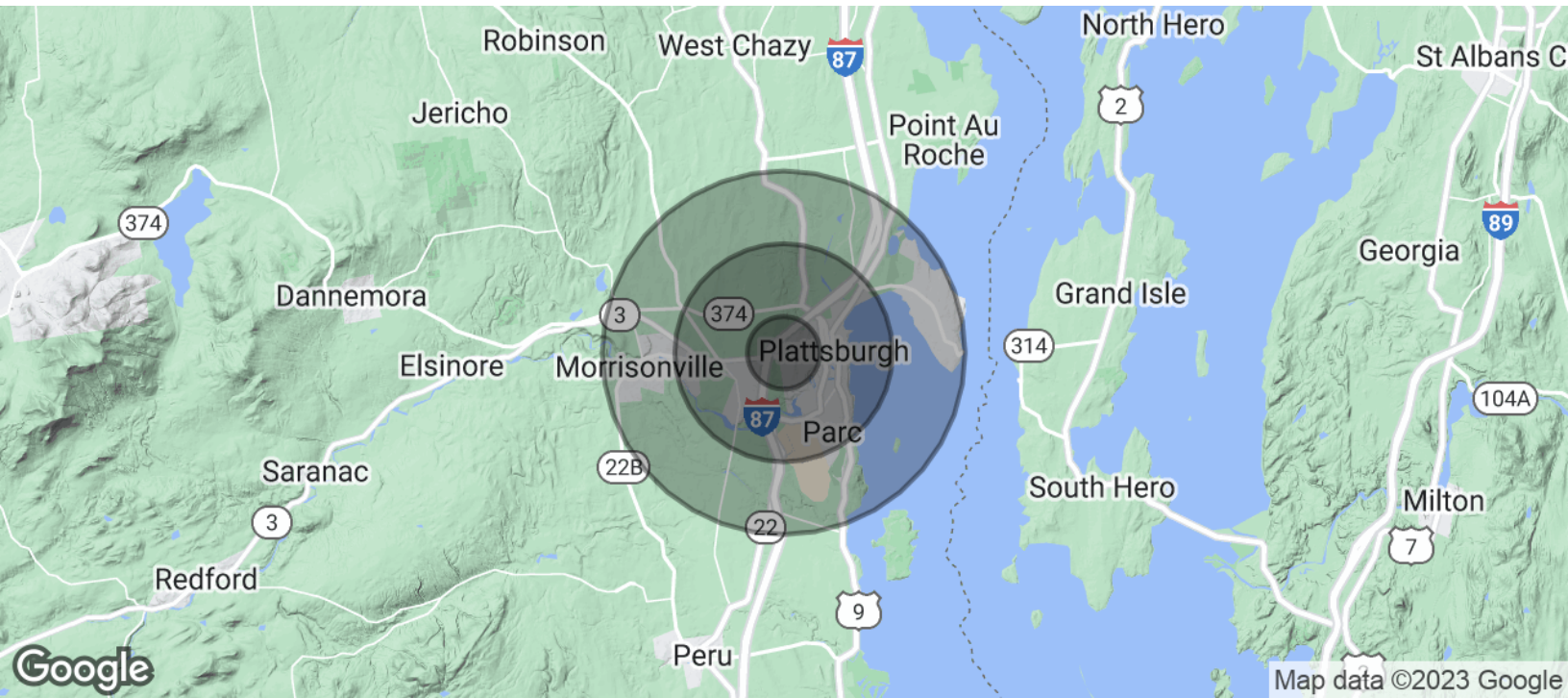
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

#### 1 MILE

#### 3 MILES

#### 5 MILES

Total Population	5,381	29,849	39,045
Average Age	42.8	35.0	35.9
Average Age (Male)	39.4	32.9	34.0
Average Age (Female)	46.3	37.0	37.8

### HOUSEHOLDS & INCOME

#### 1 MILE

#### 3 MILES

#### 5 MILES

Total Households	1,724	11,043	14,887
# of Persons per HH	3.1	2.7	2.6
Average HH Income	\$80,854	\$52,725	\$54,814
Average House Value	\$211,994	\$203,304	\$199,277

\* Demographic data derived from 2020 ACS - US Census

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