

FOR SALE

PROFESSIONAL OFFICE BUILDING

6962 HIGHBRIDGE ROAD

FAYETTEVILLE, NY 13066



PROPERTY FEATURES

- + 2,872 sq. ft. professional office building includes:
 - Comfortable waiting room with gas fireplace
 - Reception area with consultation room
 - 5 operatories
 - 2 private offices, 3 restrooms and kitchen/breakroom
 - 600 sq. ft. attached office building with kitchen and conference room
- + Completely renovated interior, many improvements
- + Currently occupied by operating dental practice
- + 25 parking spaces
- + Located on Route 92 overlooking Lyndon Golf Course
- + Close to Route 5 & I-481



Traffic Count

Highbridge Road/Route 92 22,366±

Source: NYS DOT 2015 AADT



CONTACT EXCLUSIVE AGENTS

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FOR SALE PROFESSIONAL OFFICE

6962 HIGHBRIDGE ROAD
Fayetteville, NY 13066



2017 Demographics	1 mi.	3 mi.	5 mi.
Population	4,274	32,040	113,340
Households	1,779	12,741	45,001
Avg. Household Income	\$156,293	\$116,918	\$83,298
Date Source: Esri - Provided by: CBRE			

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