

TITAN COMMERCIAL REALTY GROUP LLC



PROUDLY PRESENTS:
SIGNALIZED INTERSECTION PAD SITE
2330 WATT STREET
SCHENECTADY, NEW YORK 12302
SCHENECTADY COUNTY

ON ROUTE 7 ON OFF RAMP OF I-890.
OVER 46,000 CARS PER DAY
NEWLY RENOVATED SHOPPING CENTER



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	14,019	99,731	151,555
AVERAGE HH INCOME	\$65,062	\$69,169	\$76,992
DAYTIME POPULATION	7,026	48,316	72,255

QUICK FACTS

- AVAILABLE SPACE: ~0.84 Acres GROUND LEASE OR BUILD TO SUIT WITH DRIVE-THRU
- TRAFFIC COUNT: 46,259 AADT
- PARKING CROSS-EASEMENT WITH SHOPPING CENTER
- PAD SITE IN FRONT OF PRICERITE SUPERMARKET, HARBOR FREIGHT TOOLS, OCEAN STATE JOB LOT, AND, BEST FITNESS.
- ASKING: \$45.00 PSF NNN or \$125,000 NNN
- PYLON SIGNAGE AVAILABLE



VIDEO TOUR

Crosstown Commons Intro



Crosstown Commons *Pad Site

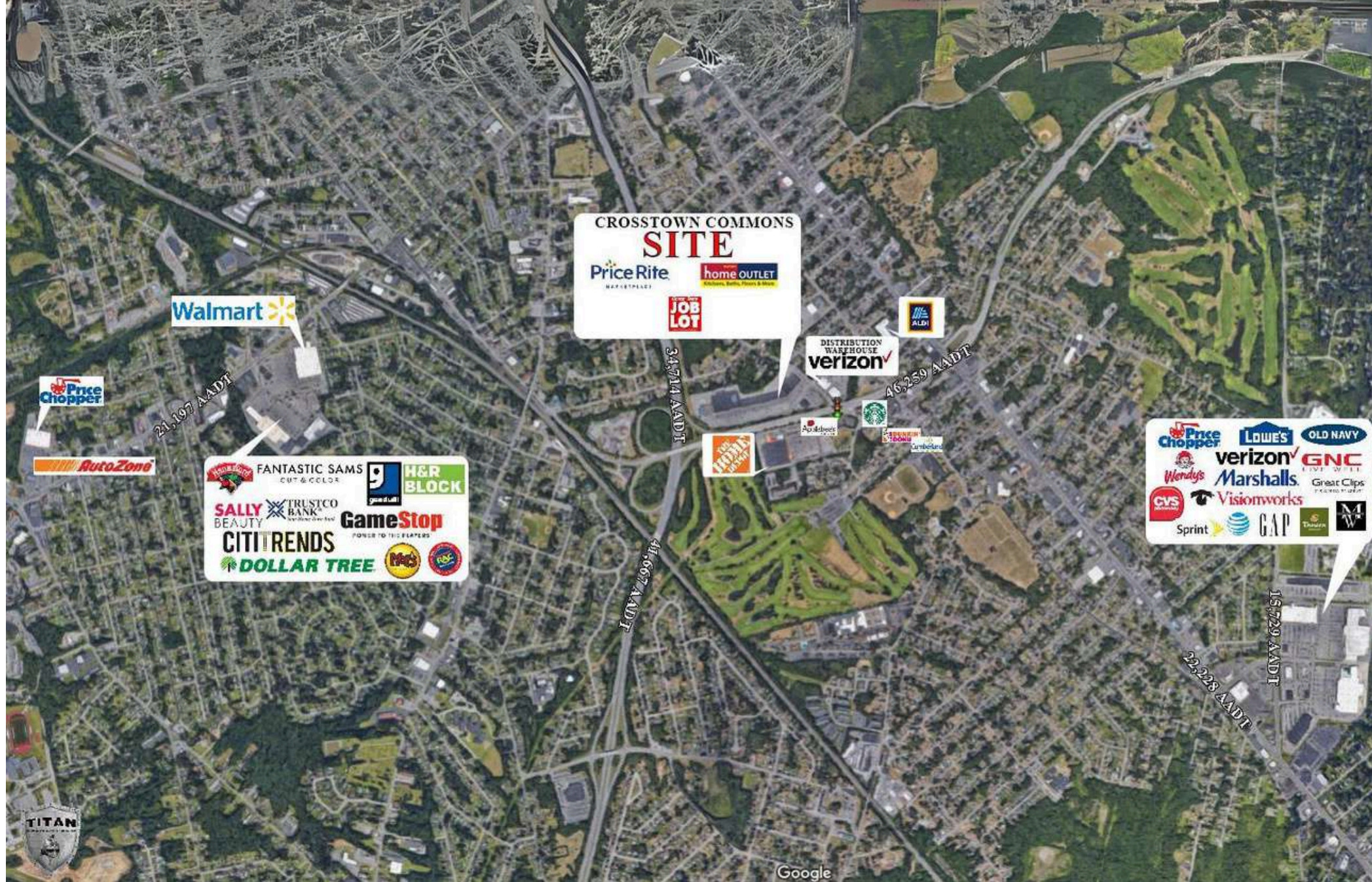
Crosstown Commons Padsite



Hard corner / pad side available - Crosstown Commons



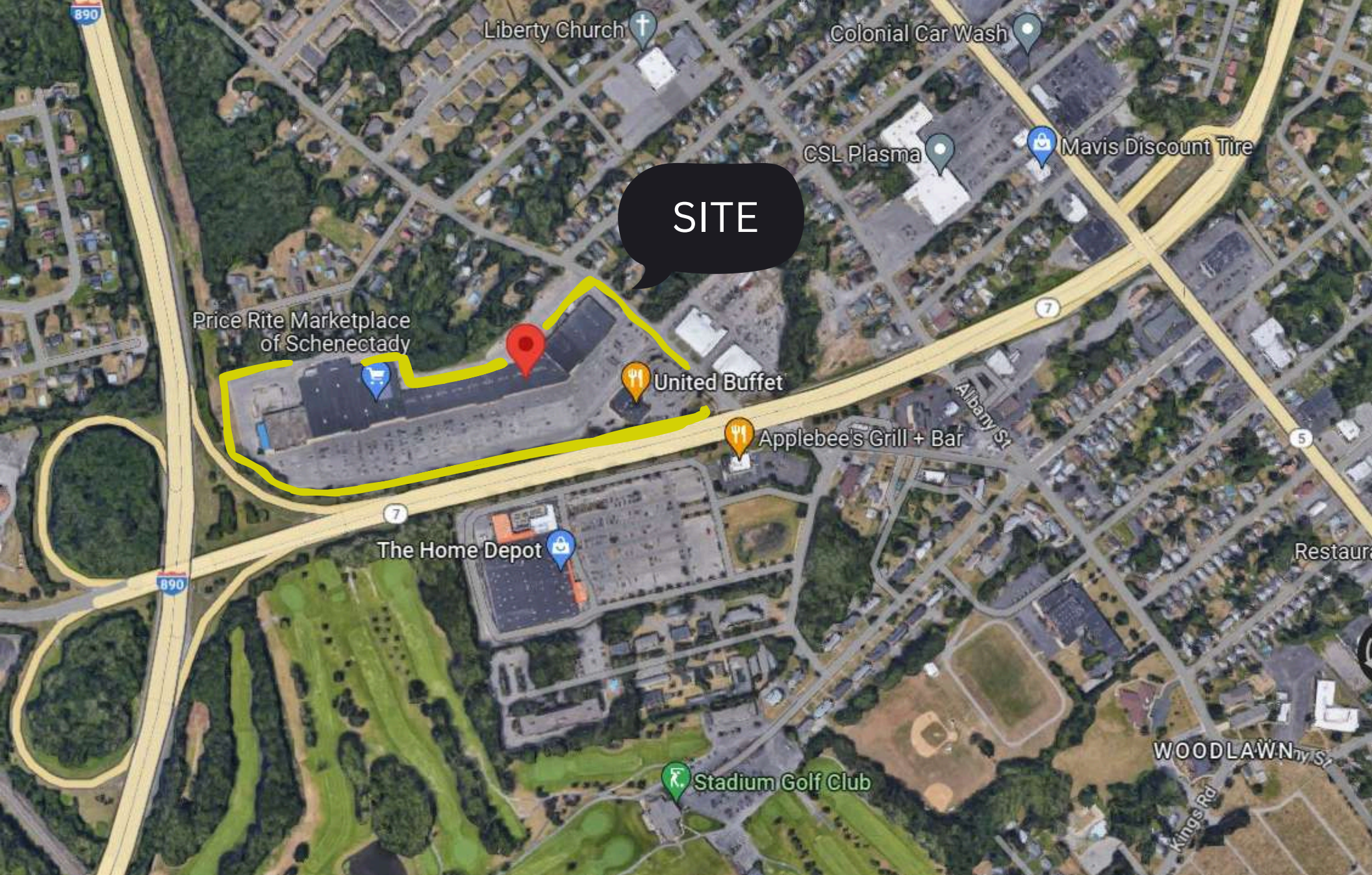




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https://www.dos.ny.gov/licensing/docs/FairHousingNotice_new.pdf

HELPING BUILD EMPIRES
 ONE DEAL AT A TIME

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CONTACT INFORMATION

Exclusively Listed By



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