



FOR LEASE

**93 WEST CAMPBELL RD
ROTTERDAM, NY**

23,786± SF

RETAIL SPACE AVAILABLE

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93 West Campbell Rd

Rotterdam, NY



23,786± SF

Property Highlights

- Available for immediate lease
- Fully Sprinklered
- Ceiling height is 16'5" to beam and 18'5" to roof deck
- Great visibility from West Campbell Road and access to I-890 and I-90 (NYS Thruway)
- Less than 3.5 miles from Rivers Casino and The Mohawk Harbor
- Attached to Viaport Rotterdam, the premier shopping and entertainment destination that has undergone a \$10 million restoration project. Viaport contains a 25,000± SF aquarium and a 30,000± family entertainment center with an arcade, full bar and restaurant.
- Mall Retailers include Via Aquarium, The Local, Ninety-Nine Restaurant, and Rotterdam Cinemas

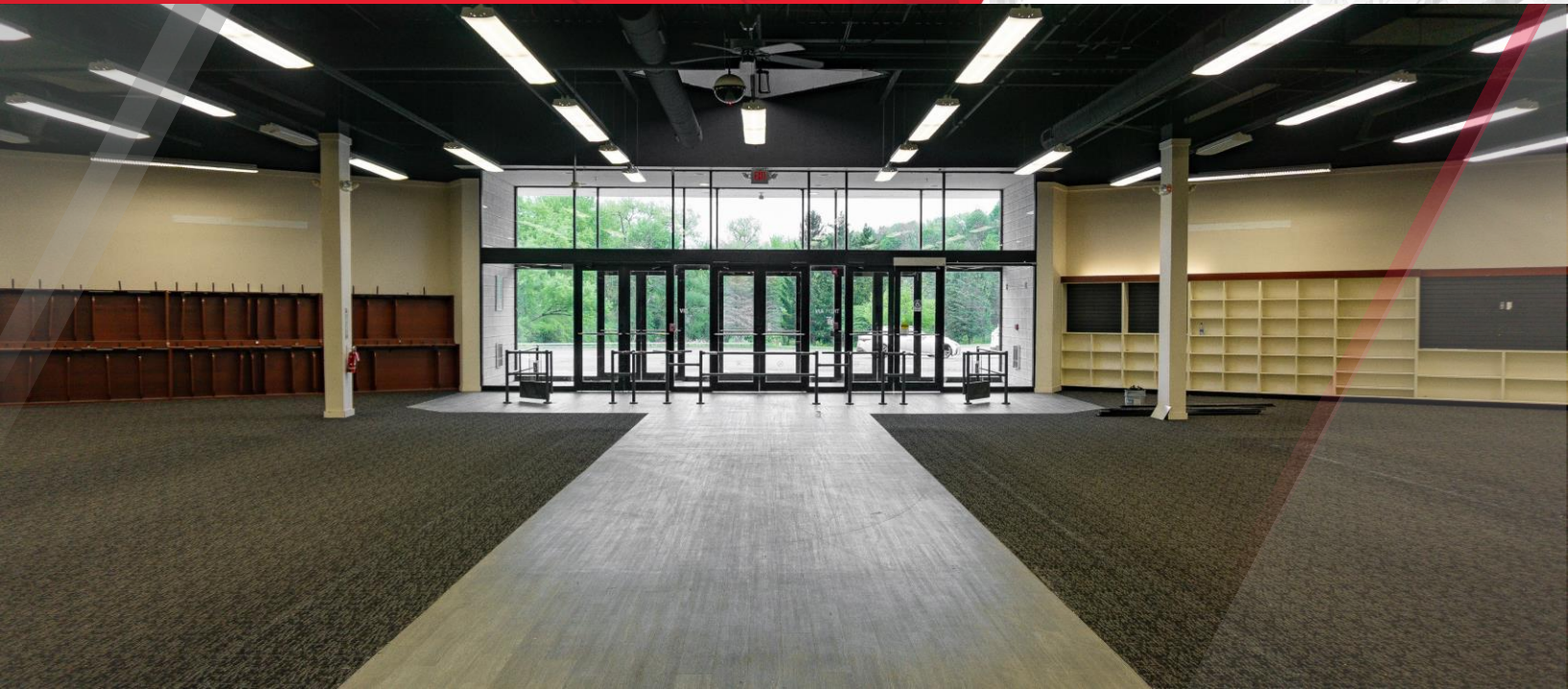
Demographic	1 Mile	3 Miles	5 Miles
Population	3,455	61,310	125,566
Households	1,641	25,850	52,674
Average H.H. Income	\$87,910	\$77,036	\$86,352
Daytime Employees	850	30,836	56,518
Source:	ESRI		

Traffic Counts	
West Campbell Rd	20,528 AADT
I-890	15,020 AADT
Source:	NYS DOT

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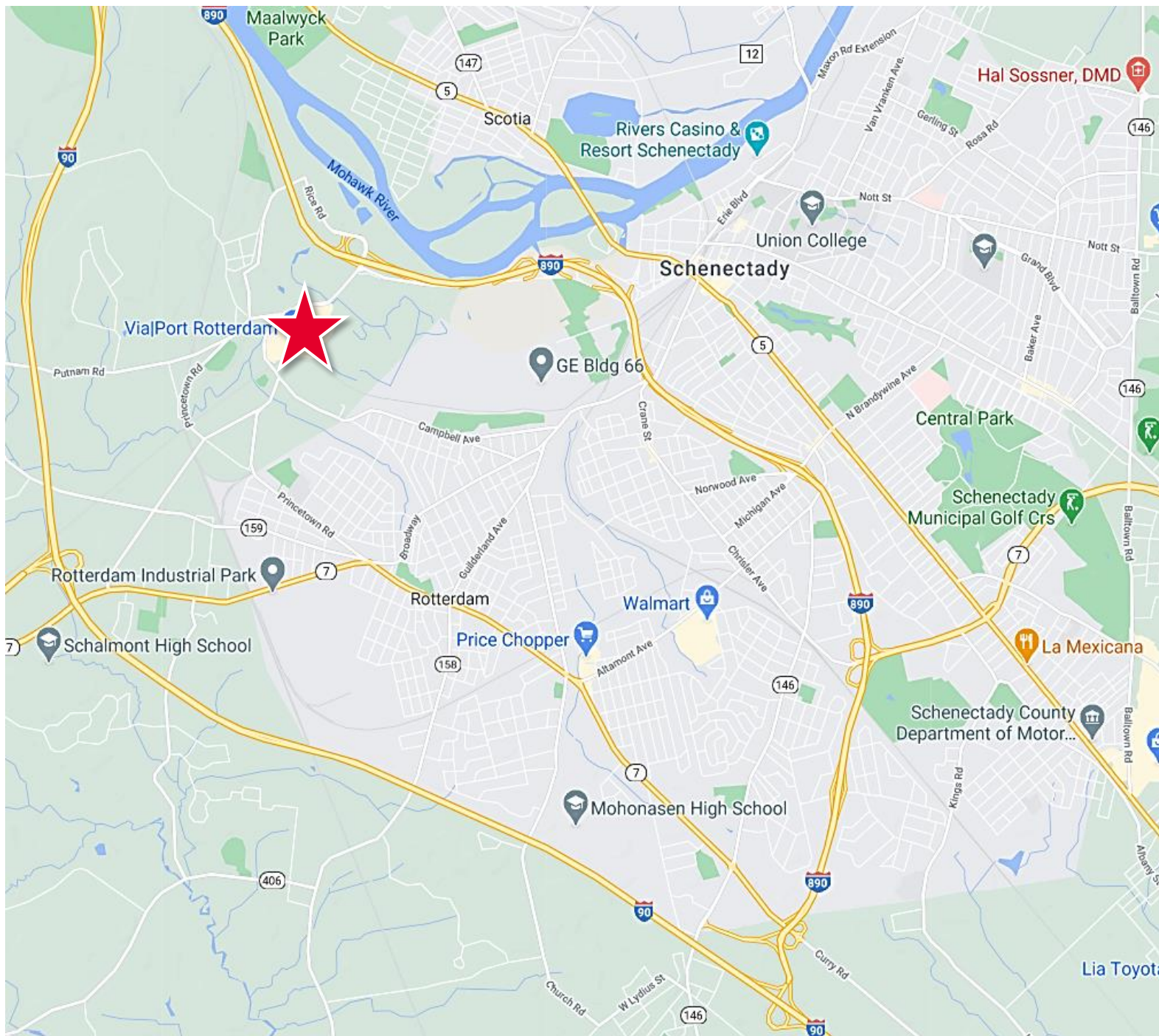


Property Highlights

Address	93 West Campbell Rd, Rotterdam NY	Fire Protection	Sprinklers
Year Built	1980	Security	Alarm
Total Building SF	23,786± SF	Min. Divisible	10,000± SF
Available SF	23,786± SF	Retail Position	Inline
Construction	Masonry	Entrances	Interior & Exterior
Signage	Building Façade & Monument	Lighting	LED
Clear Height	16'5" to Beam and 18'5" to Roof Deck	Col. Spacing	29' x 29'

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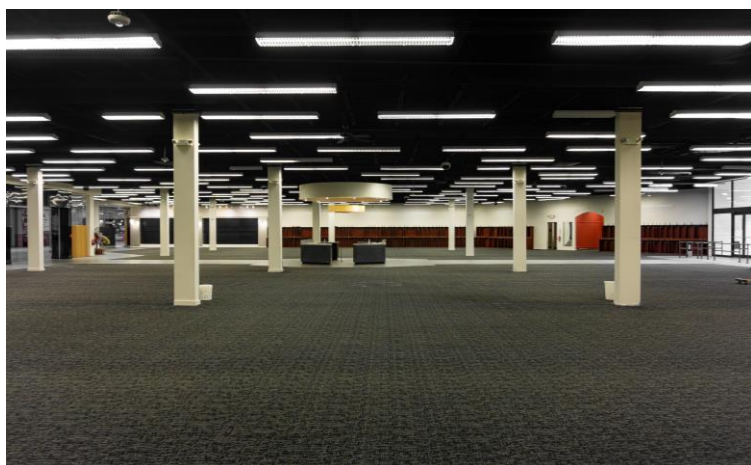
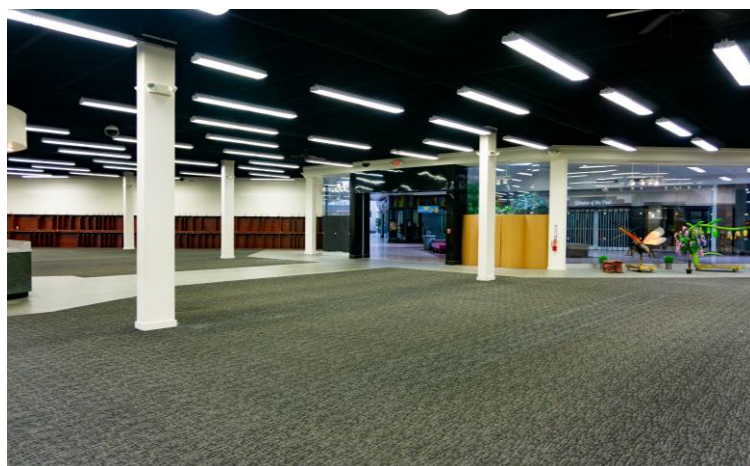
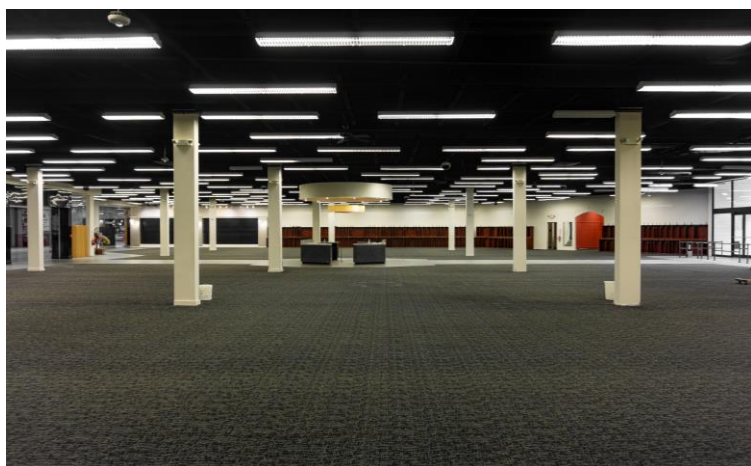


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For additional information, please contact:



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