



FORMER DUNKIN DONUTS FOR SALE OR LEASE

PROPERTY HIGHLIGHTS

- 1,714± SF Freestanding Dunkin' Donuts with single lane drive-thru
- 0.40± acre corner parcel at signalized intersection
- Access from Vandenburg Avenue and Morrison Avenue
- To be delivered vacant with date to be determined

Demographic	0-1 Mile	0-3 Miles	0-5 Miles
Population	6,653	64,303	156,355
Households	2,998	27,837	67,044
Average HH Income	\$68,693	\$74,255	\$77,512
Total Businesses	156	2,017	6,357
Total Employees	2,934	33,787	127,901
Source: ESRI, 2022			

Traffic Counts	
Vandenburg Ave & Morrison Ave	22,487 AADT
Morrison Ave & St Michaels	18,903 AADT
Source: NYS DOT, 2022	

For more information, please contact:

JEFFREY D'AMORE, SIOR

Executive Director

Real Estate Broker

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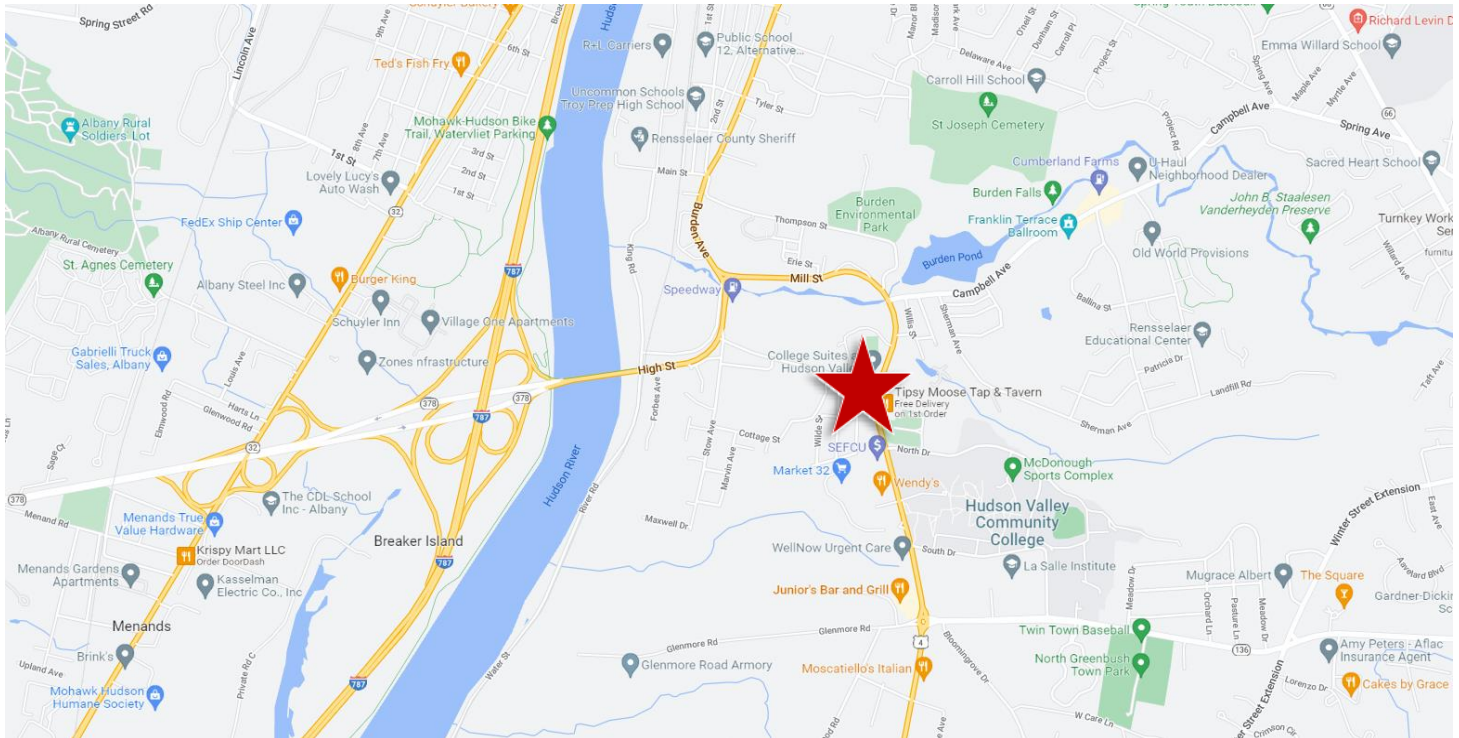
40 British-American Boulevard

Latham, New York 12110

Phone: +1 518 489 9199

pyramidbrokerage.com

LOCATION MAP



PROPERTY DESCRIPTION

Freestanding Dunkin' Donuts corner lot located at the signalized intersection of Vandenburg Avenue and Morrison Avenue. This retail corridor is experiencing significant growth with many new development projects. Within close proximity to Hudson Valley Community College and the LaSalle Institute. Please contact Jeffrey D'Amore at (518) 954-9160 for additional information.

PROPERTY FEATURES

County:	Rensselaer County	Frontage:	156' (Vandenburg Ave)
Total Bldg. SF:	1,714± SF	Stories:	1
Acres:	0.40±	Zoning:	B-2 , Community Commercial
Current Use:	Fast Food Restaurant/ Drive-Thru	Taxes:	\$26,770.46 (Est. – 2021)
Tax ID:	112.77-4-2	Parking:	12± Private Spaces
Year Built:	2000	Utilities:	Municipal Water & Sewer



Pyramid Brokerage Company

FOR SALE OR LEASE

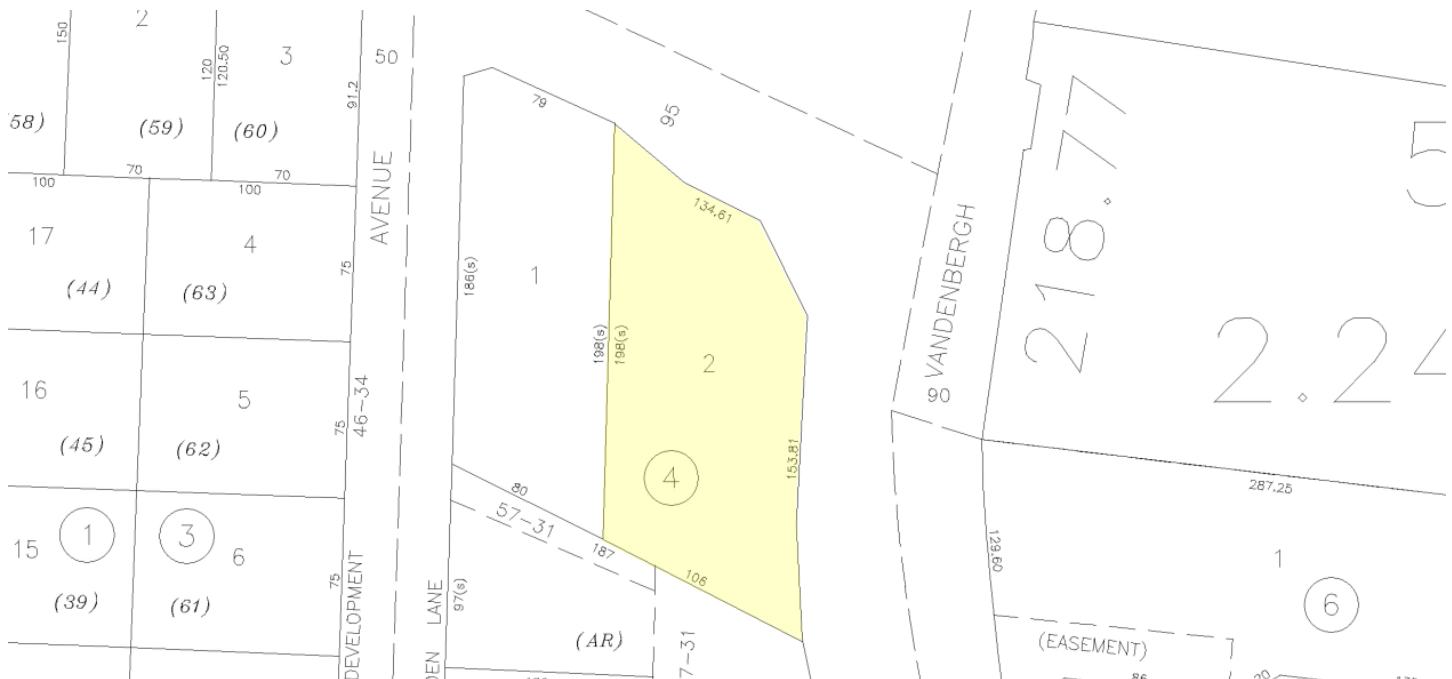
59 VANDENBURGH AVE

TROY, NY 12180

AERIAL



TAX MAP



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PROPERTY IMAGES

