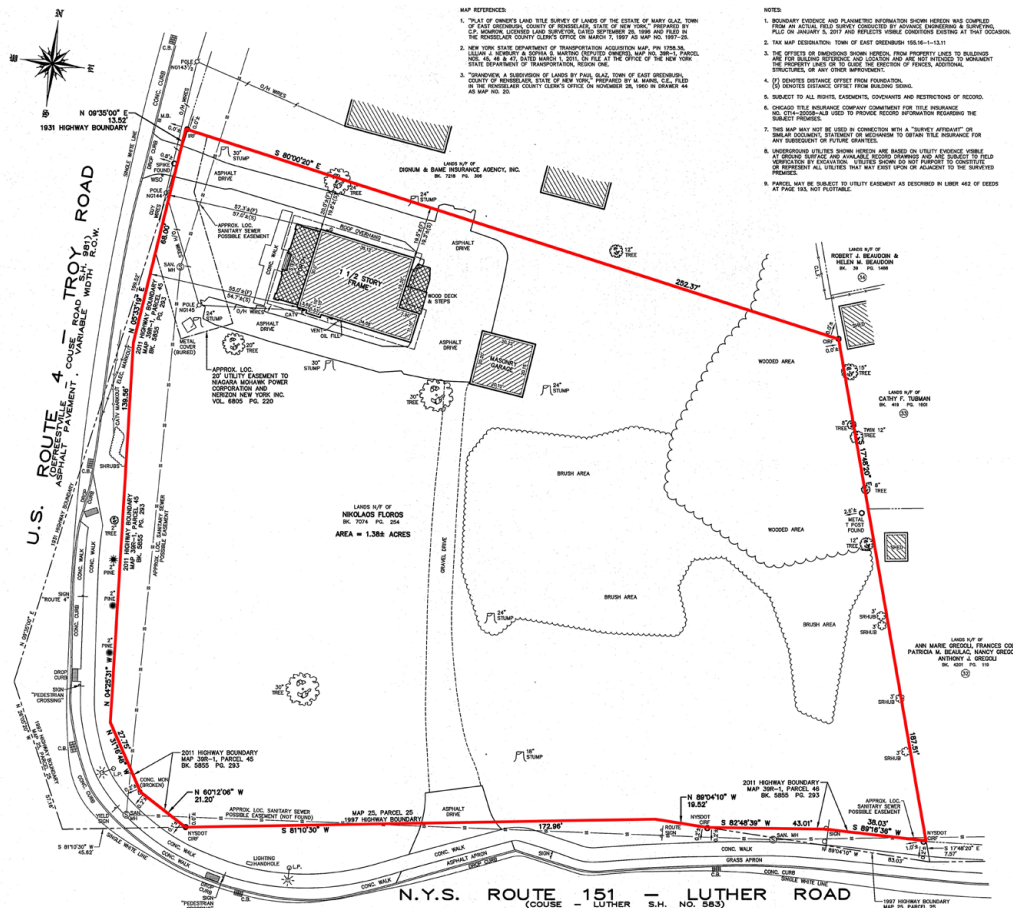


COMMERICAL LAND AVAILABLE FOR LEASE OR SALE
98 TROY ROAD EAST GREENBUSH, NY 12061



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LAND DEVELOPMENT OPPORTUNITY

Key Features

- » Site sits just south of Exit 9 of Interstate 90 and the center of the Route 4 retail corridor
- » Site has excellent access off the Route 4 traffic circle
- » Site features level topography, zoning allows for a variety of uses
- » High traffic count of 23,873 AADT on Troy Road (Route 4) and 3,652 AADT on Route 151

Demographics

	1 Mile	3 Miles	5 Miles
Population	2,533	27,114	99,158
Households	1,032	11,573	43,151
Average HH Income	\$87,642	\$90,536	\$72,603
Daytime Population	2,698	29,364	130,088
Business Establishments	77	980	4,496

Information

Lot Size	1.38 Acres
Lot Dimensions	Irregular
Zoning	B-1
Rent	\$75,000/Year
Price	\$1.5M

Area Retailers



The information contained herein has been obtained from sources deemed reliable. However we do not make any guarantees, warranties, or representation as to the completeness and accuracy thereof.

CONTACT US

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