FOR SALE – RETAIL BUILDING & BUSINESSES
4946-4948 COMMERICAL DRIVE YORKVILLE, NY 13437

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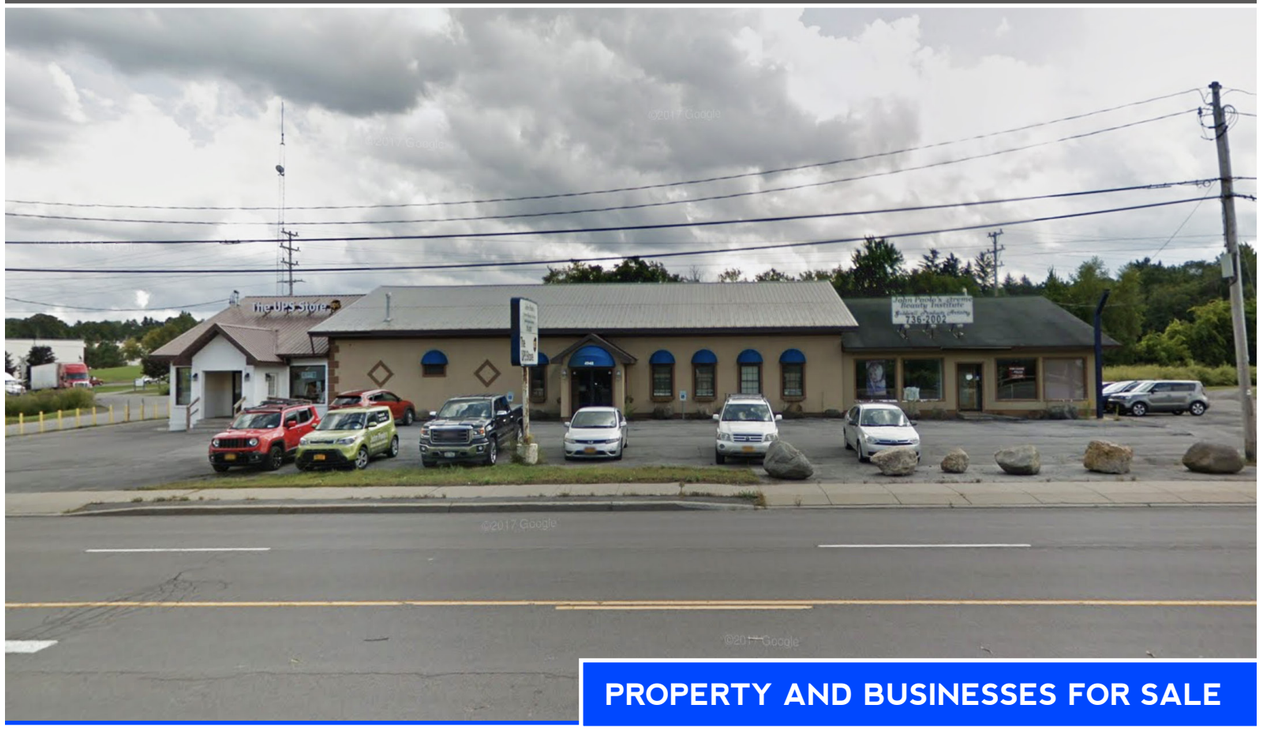


PROPERTY AND BUSINESSES FOR SALE

Information

Lot Size	0.8 Acres
GLA	6,000 SF
Frontage	200 FT
Parking	44 Spaces
Rent	Call for details

Area Retailers

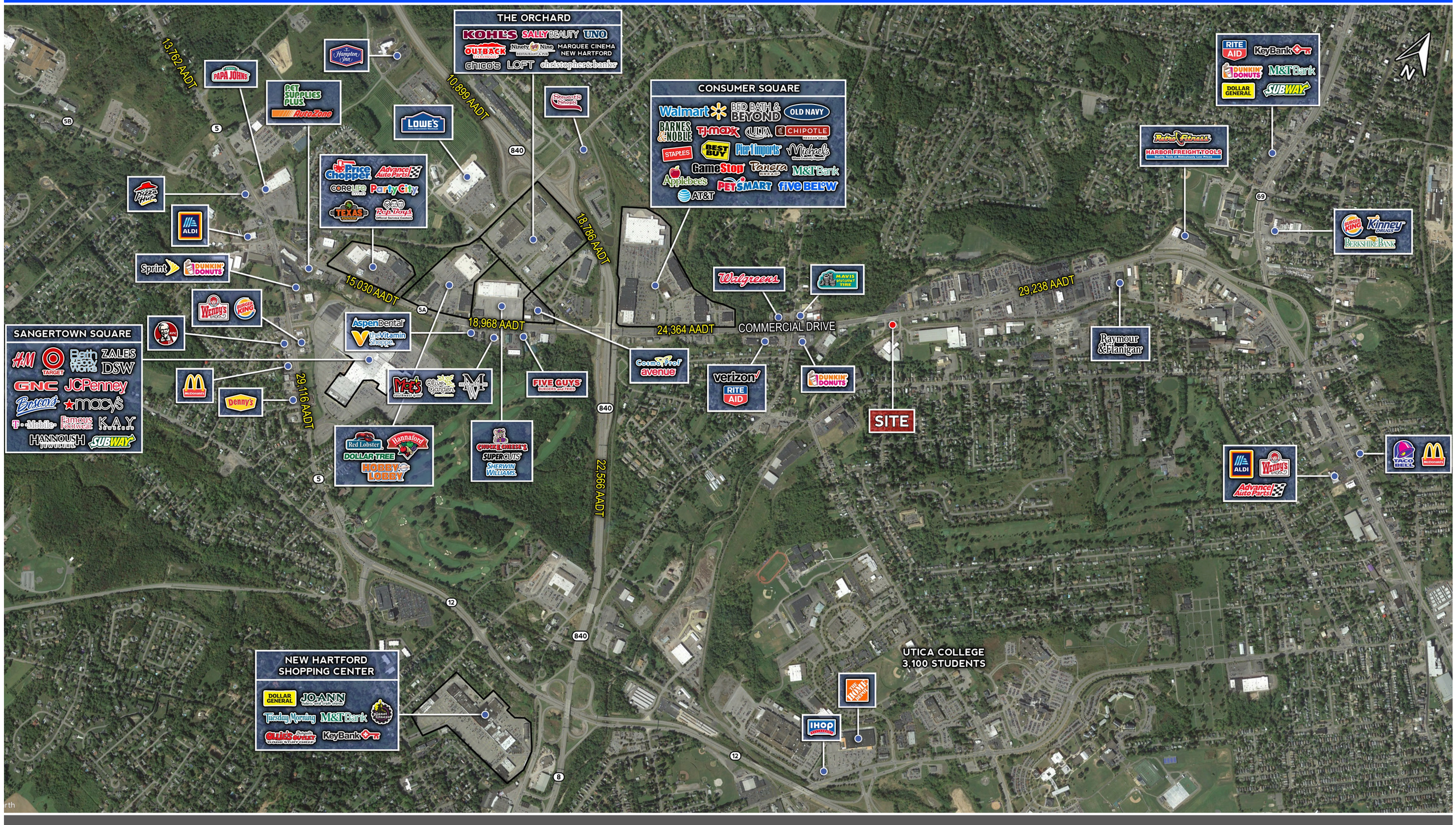
Walmart, Walgreens, Dunkin' Donuts, verizon, Rite Aid, Mavis Discount Tire, TJ Maxx, PetSmart, Best Buy

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

Key Features

- Fully leased, two owner operated tenants: The UPS Store and John Paolo's Xtreme Beauty Institute
- Great visibility and frontage
- Centrally located on a heavily trafficked commercial corridor
- Located along Commercial Drive, Route 5A (29,238 AADT)

Demographics	1 Mile	3 Miles	5 Miles
Population	6,172	53,239	106,270
Households	2,927	22,532	42,049
Average HH Income	$69,340	$66,389	$65,851
Daytime Population	7,451	64,522	122,136
Business Establishments	302	2,132	3,870

TRG
Trinity Realty Group – trgcos.com
18 Computer Drive East, Ste 201, Albany, NY 12205

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