



TRINITY REALTY GROUP

# 101 TOWNE SQUARE AMSTERDAM, NY 12010



## PRIME COMMERCIAL SPACE FOR LEASE!

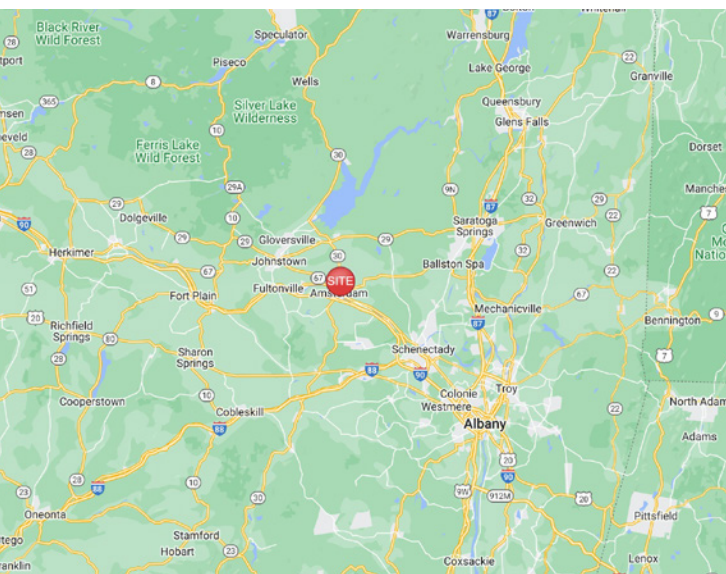
### INFORMATION

|                     |                     |
|---------------------|---------------------|
| Gross Leasable Area | 60,000 SF           |
| Available Space     | 1,700 SF / 3,000 SF |
| Rent                | Call For Details    |

### DEMOGRAPHICS

|                         | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------------|----------|----------|----------|
| Population              | 4,971    | 23,227   | 28,231   |
| Households              | 2,046    | 9,680    | 11,754   |
| Average HH Income       | \$66,724 | \$66,104 | \$72,377 |
| Daytime Population      | 4,542    | 17,249   | 20,158   |
| Business Establishments | 216      | 707      | 788      |

### AREA MAP



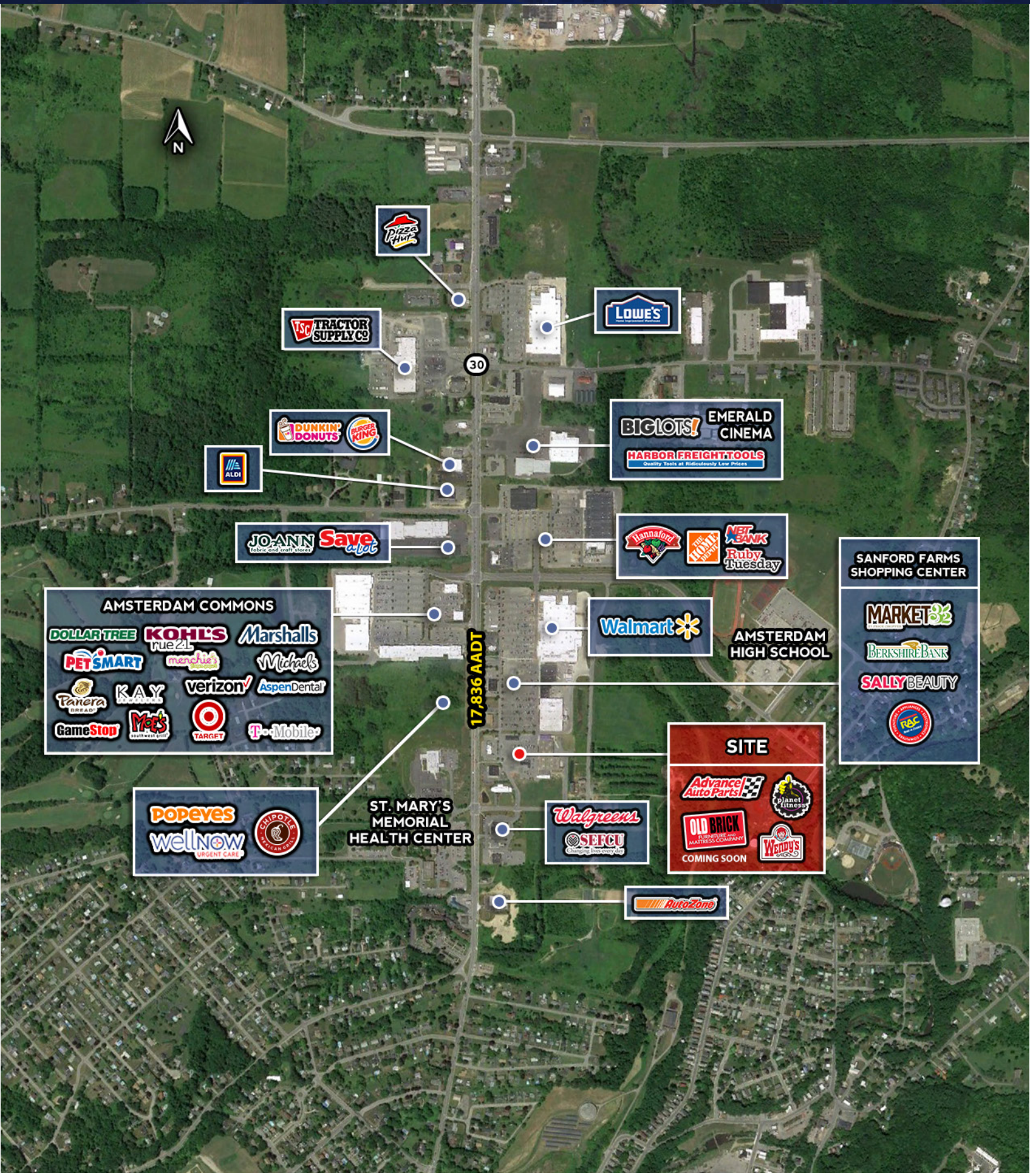
### KEY FEATURES

- Prime commercial property for lease in Amsterdam
  - Busy location on NYS Route 30 next to Walmart
  - Traffic counts of 17,836 AADT
  - Convenient traffic light access
  - Plaza currently undergoing complete renovations
  - New Pylon signage to be constructed for increased visibility
  - Two available spaces of 1,700 and 3,000 sq ft respectively
  - Busy location on NYS Route 30 next to Walmart
  - Spaces can be customized to tenant's needs
  - 2.5 acres of land available for future development
  - Build-to-suit or ground lease options available
  - Plaza owner-occupied by Old Brick furniture for meticulous maintenance
- Ideal for retail, restaurant, or office use

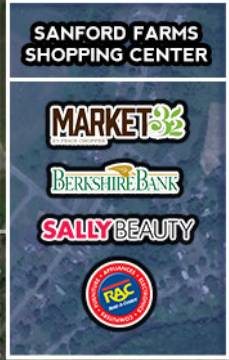
### CONTACT US

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AMSTERDAM HIGH SCHOOL

17,836 AADT



ST. MARY'S MEMORIAL HEALTH CENTER







- ★ Drive-Thru Opportunity Available
- ★ Up To 40,000 S.F.
- ★ Build-To-Suit

3,000 S.F. AVAILABLE

1,700 S.F. AVAILABLE

Mohawk Valley Dialysis Center

Historical Catering Venue

Advance Auto Parts

Wendy's

Tesserero Square

17,836 AADT

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