# AVAILABLE





#### TROY SCHENECTADY RD

# HIGHLIGHTS

- · Available for Lease or Sale.
- Located at traffic signal adjacent to Cumberland Farms.
- Zoned for Commercial Office Residential (COR).
- 4.8 acre development site with 530 FT of frontage and 335 FT of depth.
- 34,900+ cars per day.
- Multiple pads available for lease or sale.

### OFFERING INFO

Parcel Size:	4.80 Acres
Frontage:	530 FT
Price:	Call for details
Utilities:	Public Water/Sewer
Zoning:	Commercial Office Residential (COR)

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
POPULATION:	1,541	26,732	102,663
HOUSEHOLDS	528	10,557	41,602
AVERAGE HH INCOME	\$163,185	\$135,108	\$140,592
DAYTIME POPULATION	6,020	29,839	101,860
BUSINESS ESTABLISHMENTS	303	1,309	4,631

#### 1167 PARCEL **INCLUDES TRAFFIC LIGHT**



#### Area Retailers:





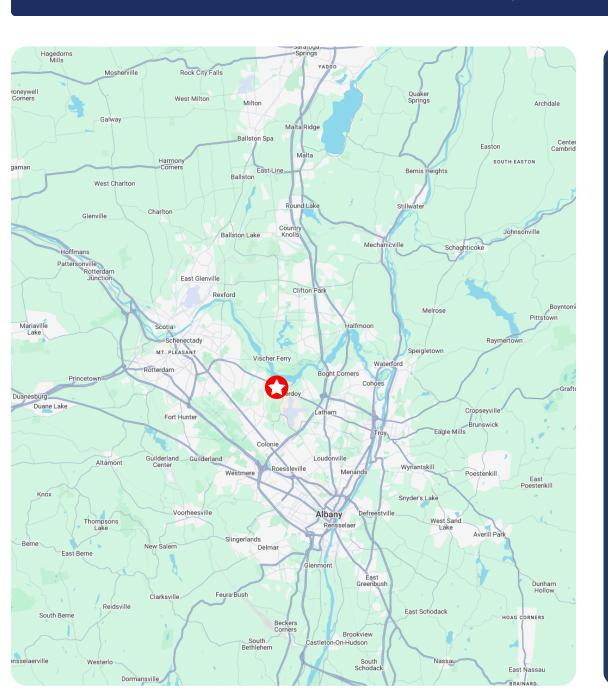






## **1167 - 1171 TROY SCHENECTADY RD LATHAM, NY 12110**





For all real estate inquiries please contact exclusive brokers:

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