

FOR LEASE OR REDEVELOPMENT

TRINITY REALTY GROUP | TRGCOS.COM | 518.458.7203 | 18 COMPUTER DRIVE EAST, STE 201, ALBANY, NY 12205



205 NY-146 MECHANICVILLE, NY 12118



MECHANICVILLE, NY

HIGHLIGHTS

- High visibility location
- 17,932 AADT (traffic count on NY-146)
- Great redevelopment site for:
 - Medical Offices
 - Retail
 - Fast Food
 - Gas Station
 - Car Wash

OFFERING INFO

Parcel Size:	3.04 Acres
Building Size:	16,240 SF
Price:	Call for details
Parking:	128 Spots
Zoning:	Commercial (C-1)

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION:	2,716	26,154	60,670
HOUSEHOLDS	1,246	11,791	26,136
AVERAGE HH INCOME	\$120,318	\$130,902	\$143,832
DAYTIME POPULATION	1,388	20,129	40,427
BUSINESS ESTABLISHMENTS	42	1,119	2,225



MARKET AERIAL



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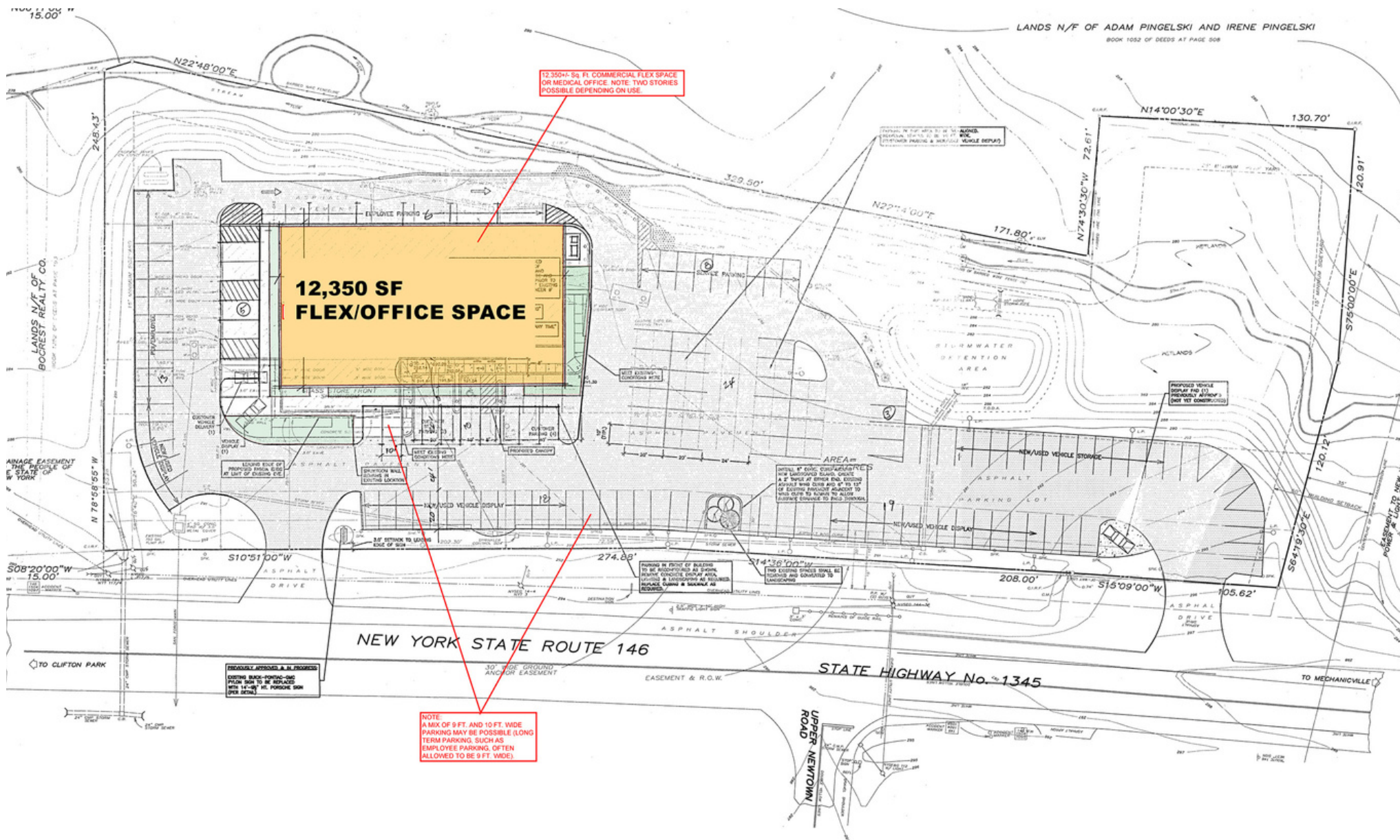


CONCEPT PLAN 1

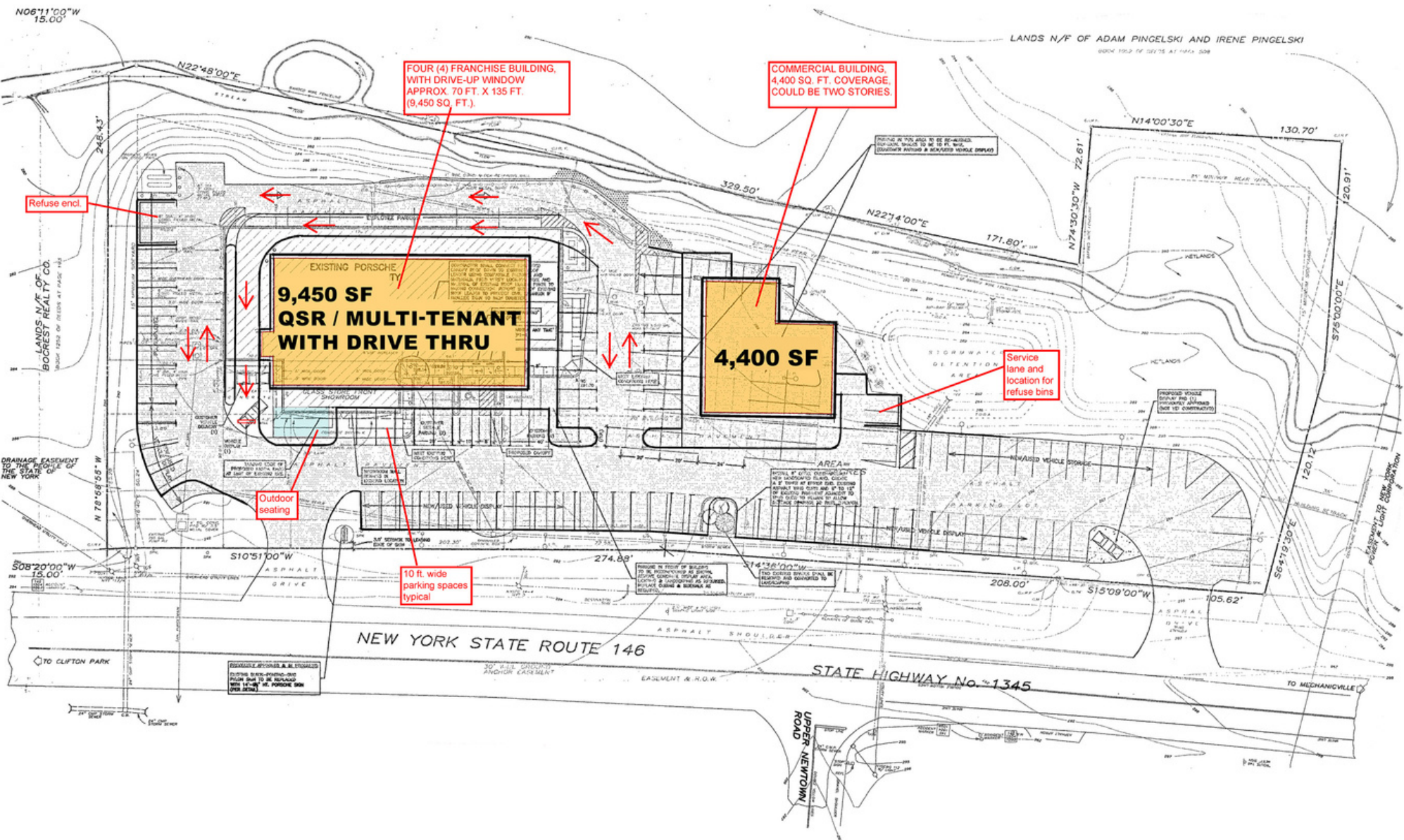
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CONCEPT PLAN 2



CONCEPT PLAN 3



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For all real estate inquiries please
contact exclusive brokers:

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