

Retail Pad Site | For Lease

1 Tibbits Avenue, Green Island NY 12183

CBRE Albany
PART OF THE AFFILIATE NETWORK

Retail Pad Site for Lease

Property Overview

Offered for land lease is ±2 acres of a larger parcel on Tibbits Avenue in Green Island, NY. The parcel is afforded good access from Tibbits Avenue and excellent visibility from I-787. A variety of commercial/retail uses are possible on the site.

Tax ID	29.3-1-21 (part of a larger parcel to be subdivided)
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Zoning	Industrial
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Utilities	Municipal Water and Sewer
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Contact Broker for Pricing

Contact Us

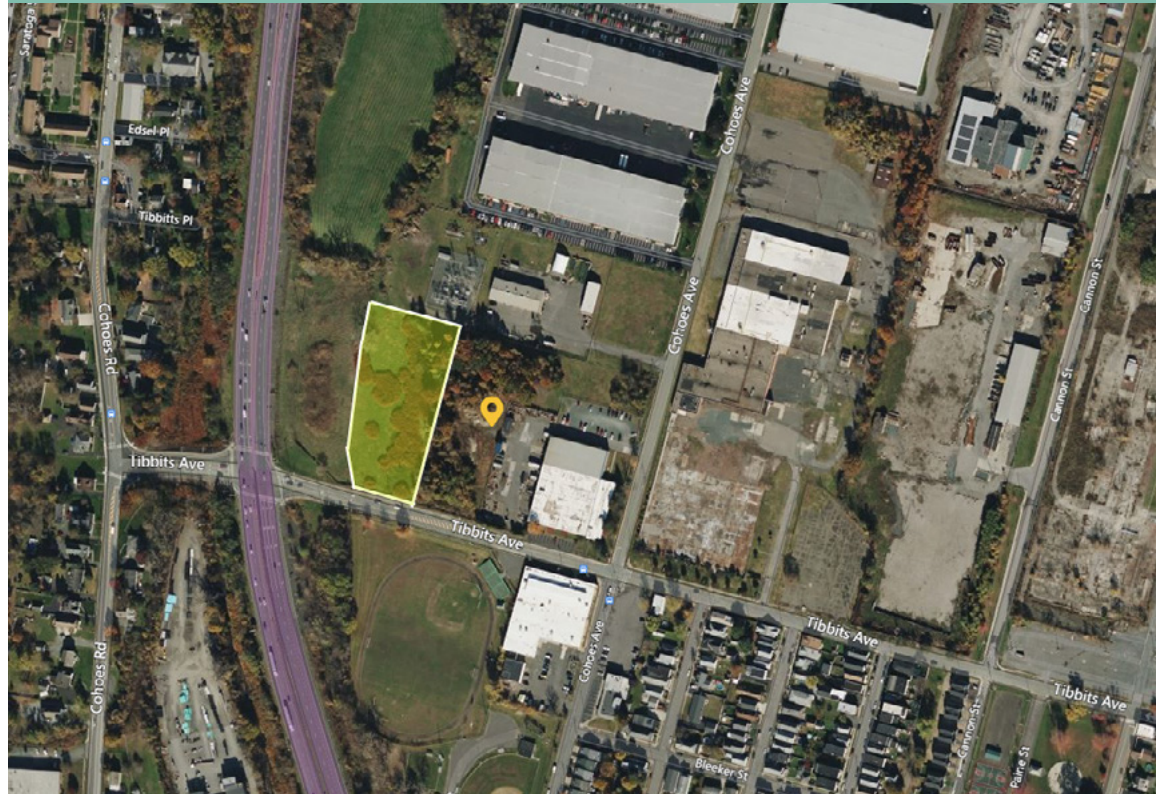
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[Click HERE to View Property](#)



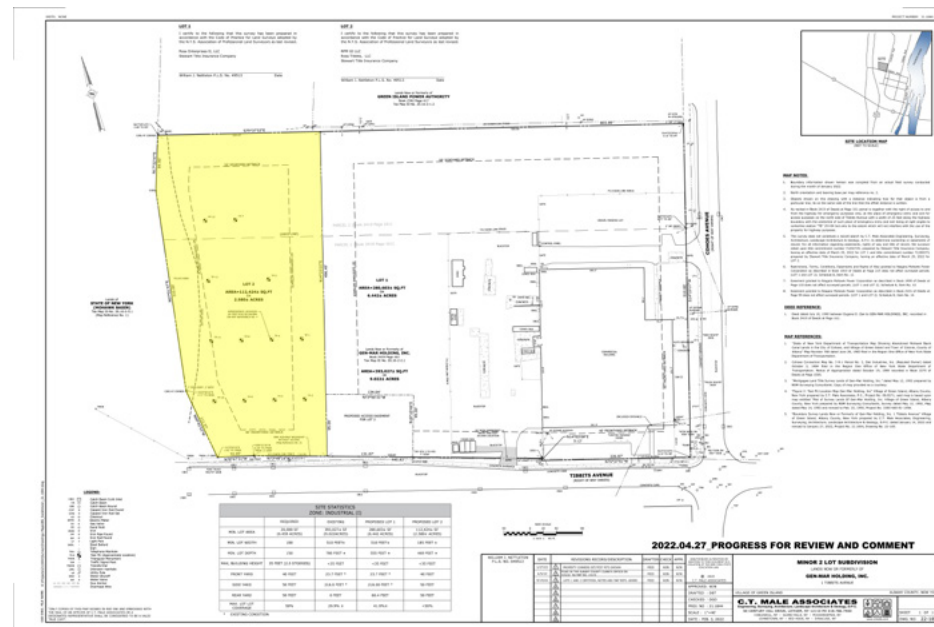
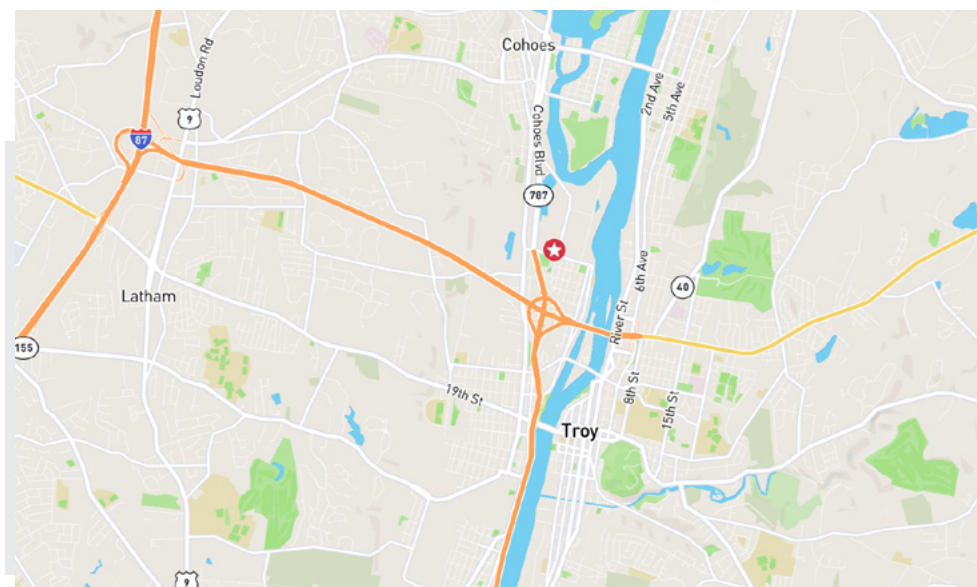
Vacant Land for Lease

Property Details

- + Highway visibility makes this a great retail site
- + ±0.5 mi off Exit 9W off I-787
- + Proximate to main commercial and industrial users including Veterans Memorial Stadium, Honeywell, and Northeast Home Medical Equipment
- + Proposed area has ±55.89 ft of frontage on Tibbits Avenue
- + AADT Traffic Count at Tibbits Avenue: 1,827
AADT Traffic Count at 787: 36,982

Directions

- + Located on: [Tibbits Avenue, directly off I-787](#)



Area Demographics	1 Mile	3 Miles	5 Miles
2022 Population	9,572	96,286	152,321
2022 Number of Households	4,231	42,196	64,703
Median Household Income	\$49,534	\$57,333	\$67,461
Number of Businesses	338	2,601	4,673
Civilian Labor force (16+)	4,716	49,712	80,994
Unemployment	4.6%	3.1%	2.7%

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