

Cobleskill Center

123 Merchant Place
Cobleskill, NY 12043




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GROSS LEASABLE AREA
25.00 +/- acres

 Demographics	5 miles	10 miles	15 miles
Population	9,470	23,271	36,998
Households	3,570	9,285	14,822
Avg HH Income	\$64,922	\$65,079	\$64,978
Med HH Income	\$47,884	\$51,605	\$52,407



Details

- Frontage on New York State Route 7 & 145 at the Intersection of Borst Noble Road.
- Minutes from Interstate-88 exit 22 and State University of New York at Cobleskill.
- **25.0 acre** site.
- Daily traffic counts of **13,300 vehicles per day** on Route 7 & 145.
- Traffic Light at Main Entrance to adjacent shopping center Walmart Plaza.

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Space Available

- A** Pad A
- B** Pad B
- C** Pad C
- D** Pad D
- E** Pad E
- F** Pad F



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Trade Area



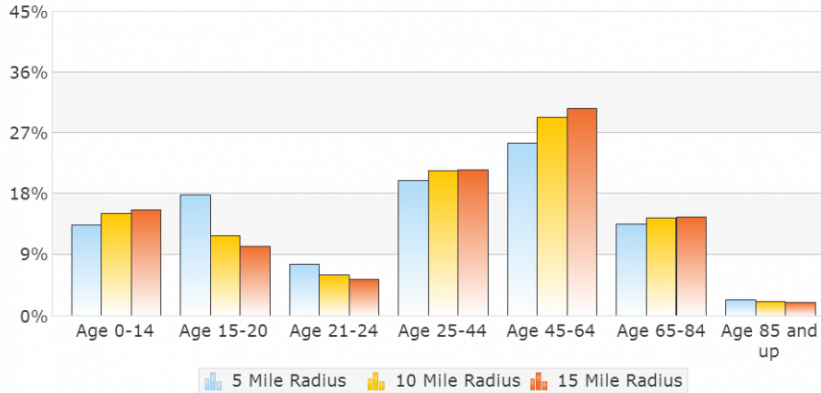
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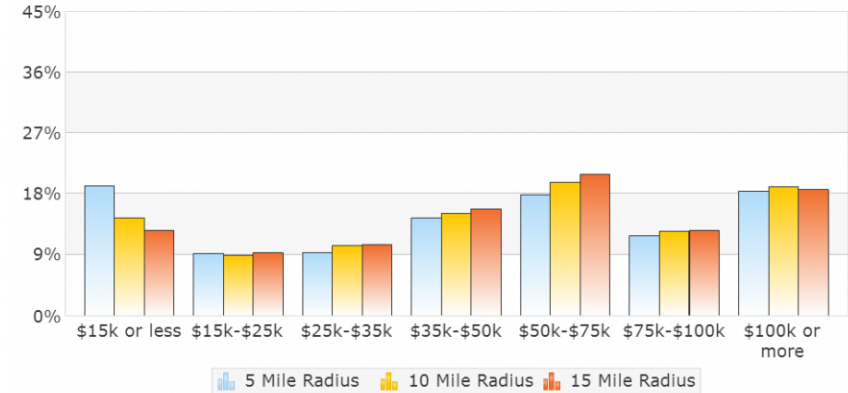


Demographic Summary Report

2013 EST. POPULATION BY AGE



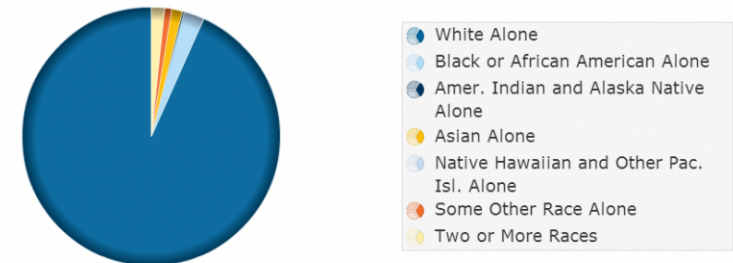
2013 EST. HHS BY HH INCOME



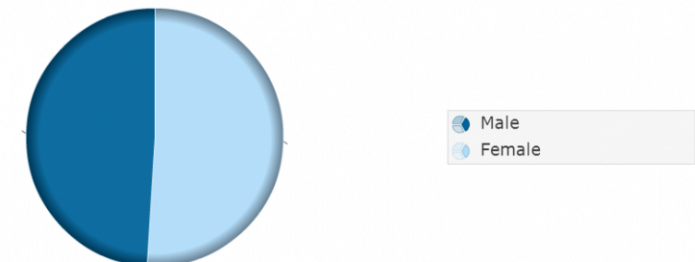
POPULATION	5 MILES	10 MILES	15 MILES
2018 Projection	9,402	22,940	36,496
2013 Estimate	9,470	23,271	36,998
2010 Census	9,541	23,559	37,436
2000 Census	9,155	22,735	36,304
Growth 2000-2010	4.22%	3.62%	3.12%
INCOME	5 MILES	10 MILES	15 MILES
2013 Est. Average Household Income	\$64,922	\$65,079	\$64,978
2013 Est. Median Household Income	\$47,884	\$51,605	\$52,407
HOUSEHOLDS	5 MILES	10 MILES	15 MILES
2018 Projection	3,570	9,230	14,737
2013 Estimate	3,570	9,285	14,822
2013 EST. TENURE OF OCCUPIED HOUSING UNITS	5 MILES	10 MILES	15 MILES
Owner Occupied	2,218	6,591	11,322
Renter Occupied	1,352	2,694	3,500
Total Occupied Housing Units	3,570	9,285	14,822

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3-MILE POPULATION BY ETHNICITY



3-MILE BREAKDOWN BY GENDER



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About NRDC

Founded more than 50 years ago, NRDC has built a reputation as one of the leading privately-held commercial real estate ownership and development firms in the United States.

Headquartered in Purchase, New York, our team of highly-experienced professionals has a thorough commitment to excellence and a passion for real estate. We possess a sophisticated understanding of the ever-changing landscape of the real estate industry, enabling us to cultivate strong relationships and consistently develop successful projects.

Our conservative and hands-on business approach, coupled with our responsiveness to changes in the marketplace, has enabled us to innovate and grow year after year. We consistently work to identify new opportunities and unlock value across our portfolio and beyond. We approach each of our projects with the same level of detail, focus on collaboration, and commitment to our long-term vision.

Our Successful Portfolio

NRDC's portfolio is comprised of over 22 million square feet, consisting of retail power centers, grocery-anchored community shopping centers, and corporate/industrial business parks. We focus on form as well as function in developing properties that generate long-term value for our portfolio.

Our retail centers, which make up over 20 million square feet of our portfolio, are among the most successful in their respective trade areas. We understand the vital importance of establishing and maintaining the right merchandising mix needed to maximize sales for our tenants and thus ensure the long-term viability of our retail portfolio.

