

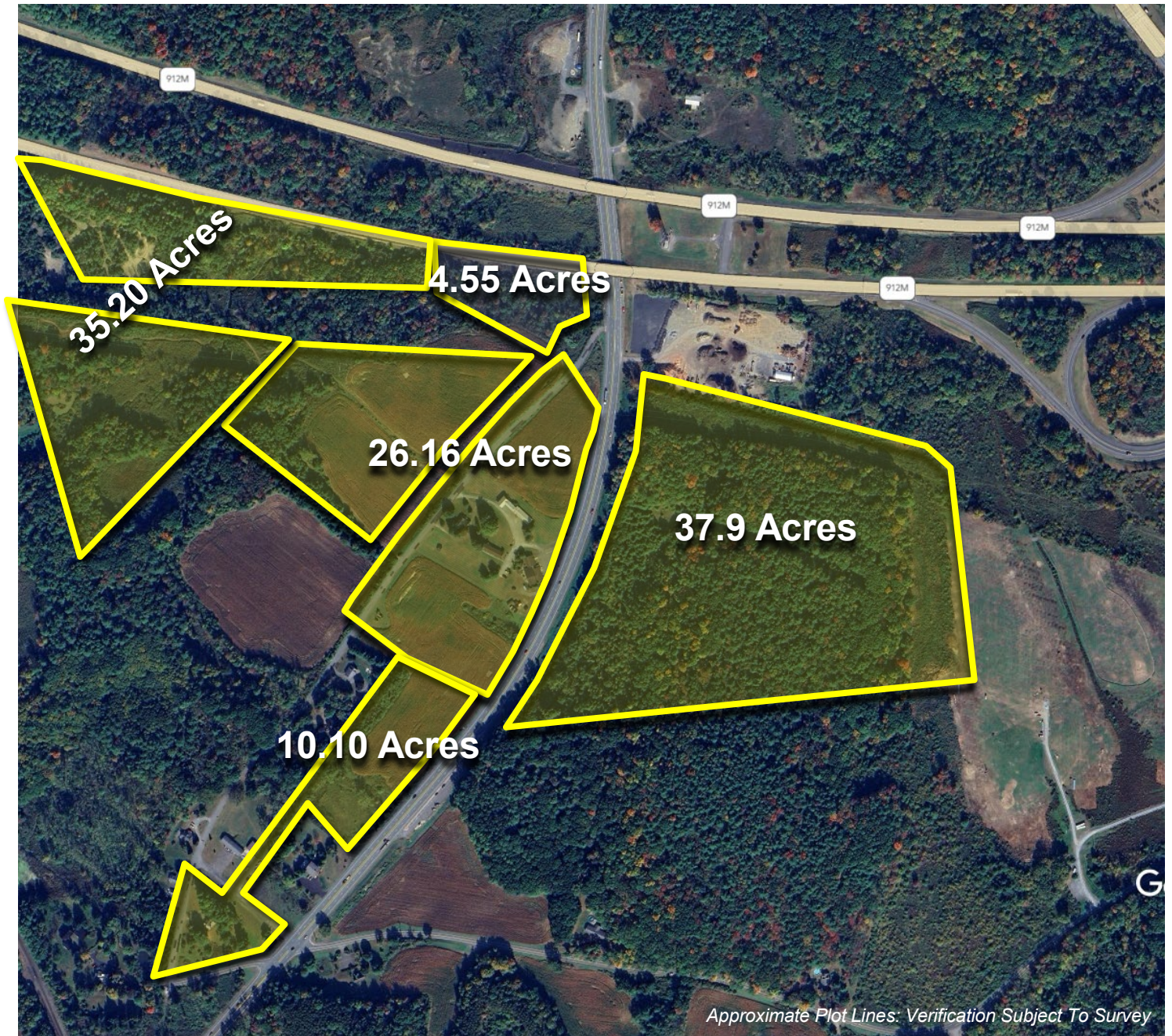


CUSHMAN &
WAKEFIELD



Pyramid Brokerage
Company

590 ROUTE 9
SCHODACK LANDING, NY 12156



FOR SALE OR LEASE

113.91± ACRES

**FLEXIBLE ZONED
LAND FOR SALE**

EXCLUSIVE CONTACT

MICHAEL STRUZZI

Real Estate Salesperson

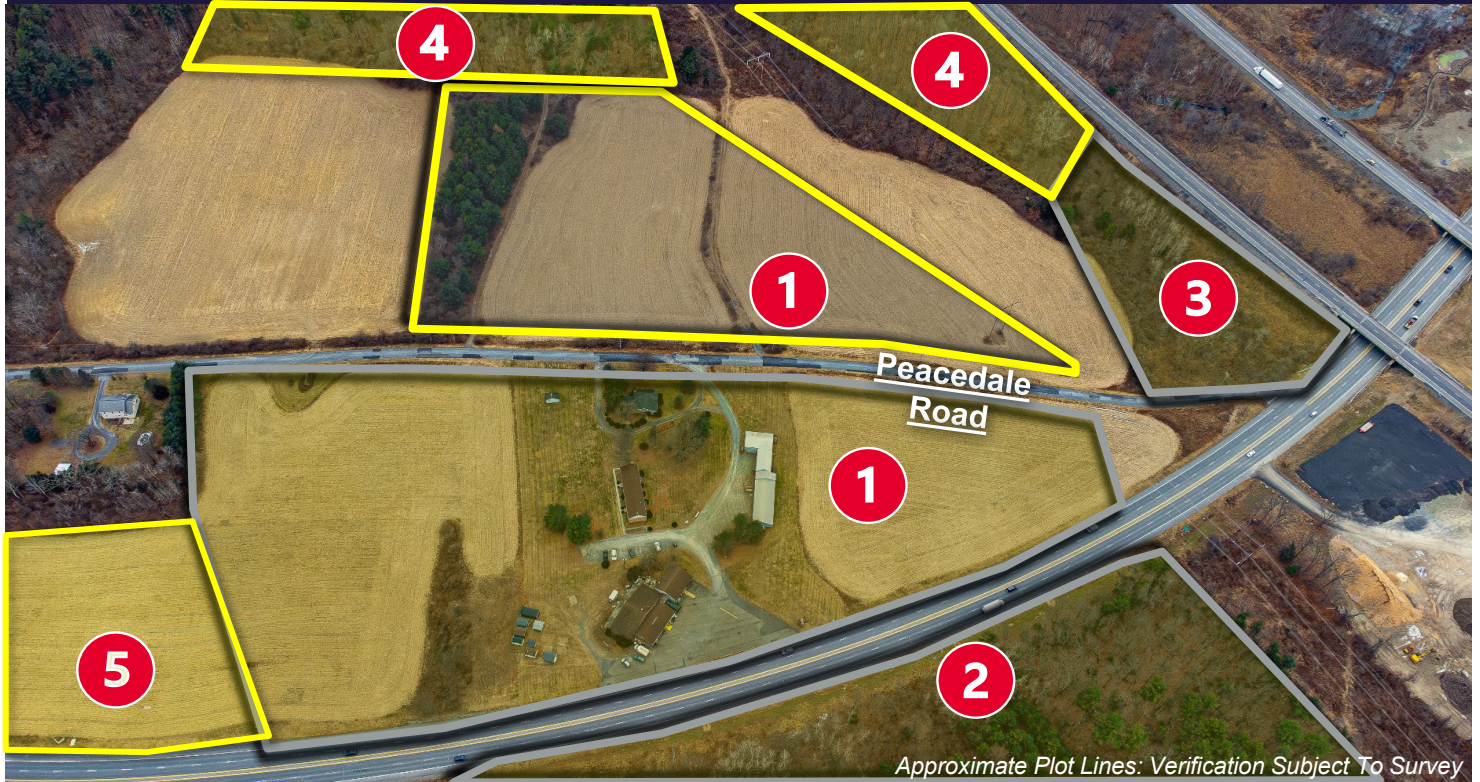
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FOR SALE OR LEASE

HEADING ACROSS TOP

Property Highlights

- PD-1 Zoning Permitted Uses Available Upon Request
- Multiple Parcels Available (Electrical Service To Be Provided By National Grid)
 - (1) 227.-1.-2 (26.16 Acres)
 - Well Water & Septic Sewer
 - (2) 227.-1.-3 (37.9 Acres)
 - Well Water & Septic Sewer
 - (3) 220.-7.-1 (4.55 Acres)
 - Septic Sewer
 - (4) 220.-8-1.2 (35.20 Acres)
 - Well Water & Septic Sewer
 - (5) 227.-1-12.11 (10.10 Acres)
 - Well Water & Septic Sewer
- Located Less Than 2 Miles From I-90/Berkshire Spur

Demographic	1 Mile	3 Miles	5 Miles
Population	209	5,168	14,699
Households	67	2,223	6,055
Average H.H. Income	\$122,036	\$141,348	\$139,403
Daytime Employees	99	1,474	4,506
Source: ESRI			

Traffic Counts

Route 9 13,816 AADT

Source: NYS DOT

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**For additional information, please
contact:**



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