

3083 CARMAN RD

3083 Carman Road
Rotterdam, NY 12303



RETAIL PROPERTY FOR LEASE



Brian Donovan
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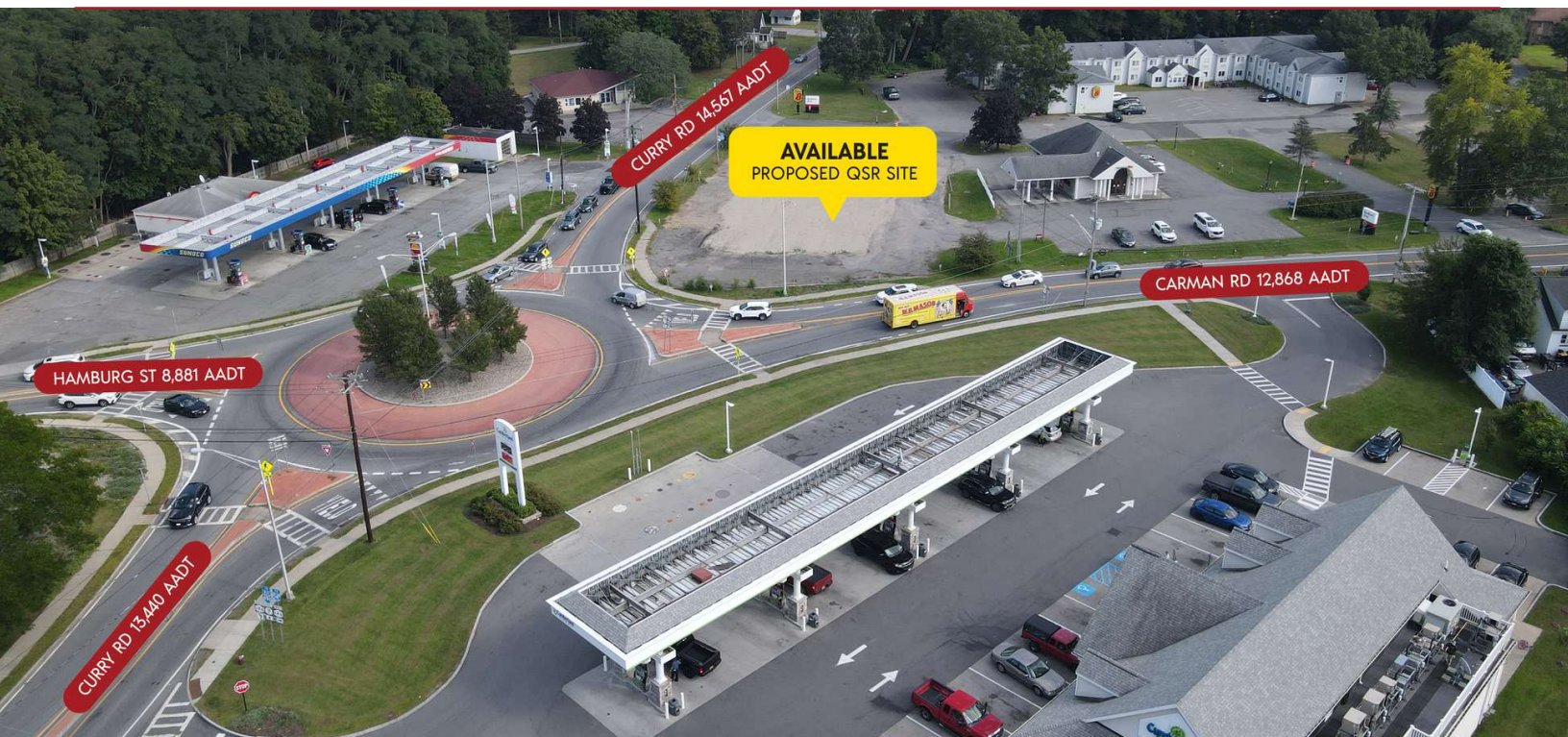


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PROPERTY DESCRIPTION

Existing bank branch available for NNN lease or redevelopment, as well as a vacant commercial parcel right at the corner. This site and the adjacent vacant parcel can also be combined for a ground lease or NNN lease and redeveloped into a larger, more sophisticated project.

LOCATION DESCRIPTION

The available land and freestanding building are located at a traffic circle in Rotterdam, next to the town of Schenectady in the Albany, NY MSA. This commercial real estate sits at an incredible intersection and is a key traffic hub into and out of Rotterdam. Situated just half a mile from the on/off ramps for I-890, a limited access highway in the Albany MSA this is a great location for a carwash, convince store, or QSR retailer. I-890 also connect to I-90/NYS Thruway, another major highway in the Albany MSA providing another source of regular traffic.

PROPERTY HIGHLIGHTS

- NNN or Ground Lease
- Multiple parcels that can be combined into one larger parcel
- Turn-key bank branch for NNN lease
- Busy intersection with excellent traffic counts
- Close to multiple highways in Albany MSA

SPACES	LEASE RATE	SIZE (SF)
Vacant Land	Negotiable	29,620



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DONOVAN
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VF **Vanguard-Fine, LLC**
Commercial Real Estate Professionals



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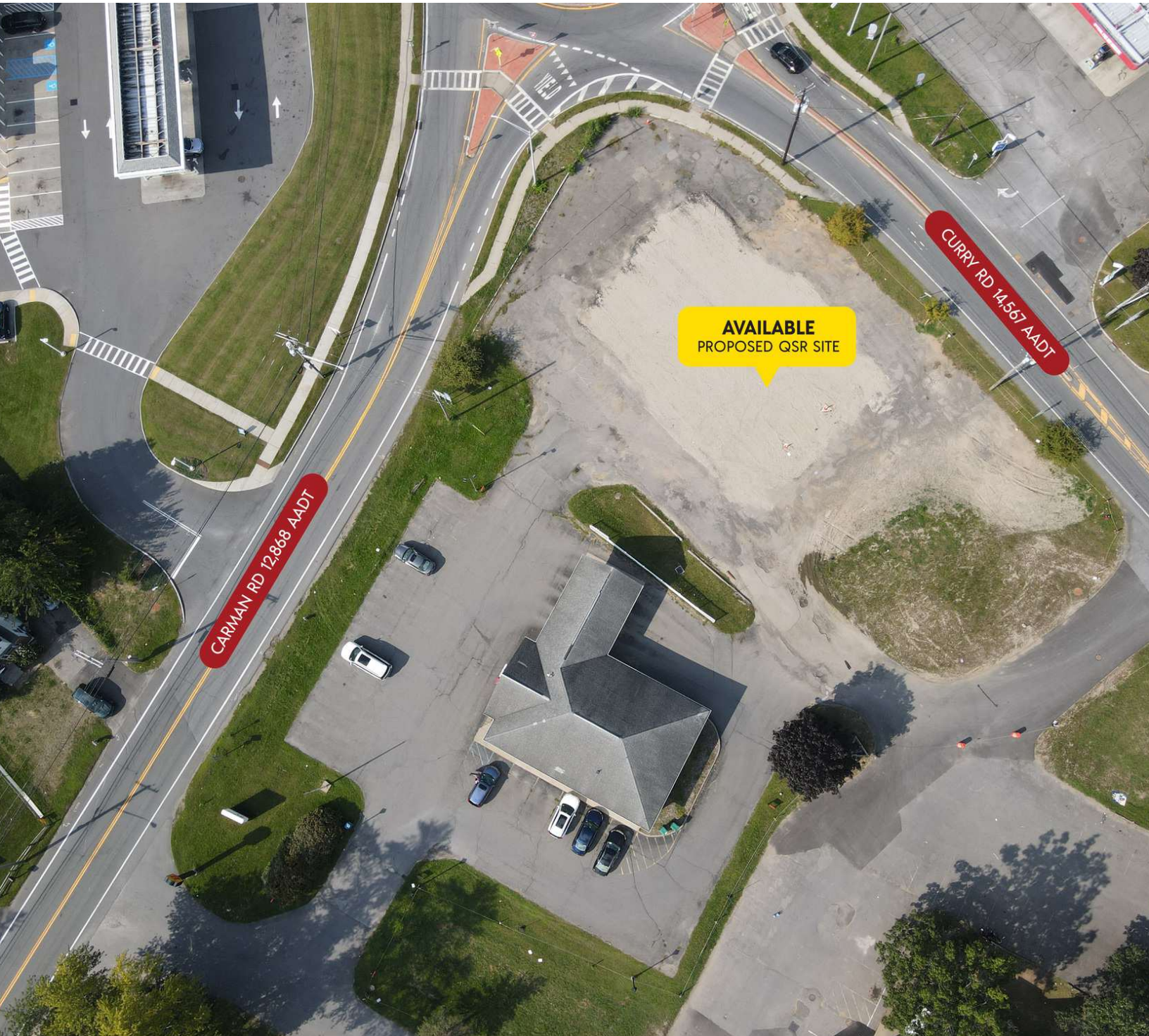


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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	0.68 Acres	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Vacant Land	Available	0.68 Acres	NNN	Negotiable	-



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DEMOGRAPHICS	1 MI	2 MI	3 MI	10 MIN
Population				
2023 Estimated Population	6,465	26,765	72,057	95,476
2028 Projected Population	6,371	26,527	72,392	96,559
2020 Census Population	6,381	26,564	71,920	95,408
2010 Census Population	6,362	26,037	70,317	93,329
2023 Median Age	43.1	42.9	37.9	38.2
Households				
2023 Estimated Households	2,911	11,757	29,522	39,917
2028 Projected Households	2,828	11,490	29,247	39,838
2020 Census Households	2,845	11,555	29,127	39,426
2010 Census Households	2,767	11,065	28,123	38,098
Race and Ethnicity				
2023 Estimated White	85.7%	81.2%	66.7%	66.4%
2023 Estimated Black or African American	4.2%	7.3%	16.4%	16.8%
2023 Estimated Asian or Pacific Islander	4.5%	5.0%	6.1%	6.3%
2023 Estimated American Indian or Native Alaskan	-	0.2%	0.5%	0.5%
2023 Estimated Other Races	5.6%	6.3%	10.3%	10.1%
2023 Estimated Hispanic	4.3%	5.4%	8.9%	9.2%
Income				
2023 Estimated Average Household Income	\$98,582	\$97,942	\$88,308	\$90,849
2023 Estimated Median Household Income	\$86,339	\$83,382	\$74,262	\$73,545
2023 Estimated Per Capita Income	\$44,416	\$43,078	\$36,263	\$38,188
Education (Age 25+)				
2023 Estimated High School Graduate	26.8%	28.8%	29.3%	28.4%
2023 Estimated Some College	18.4%	17.1%	17.9%	17.9%
2023 Estimated Associates Degree Only	17.0%	14.6%	13.8%	13.4%
2023 Estimated Bachelors Degree Only	21.9%	20.4%	16.6%	17.5%
2023 Estimated Graduate Degree	11.6%	13.0%	11.2%	12.4%
2023 Estimated College Educated	68.9%	65.1%	59.5%	61.2%
Business				
2023 Estimated Total Businesses	116	649	1,603	2,692
2023 Estimated Total Employees	1,581	7,129	15,962	34,599
2023 Estimated Employee Population per Business	13.6	11.0	10.0	12.9
2023 Estimated Residential Population per Business	55.6	41.2	44.9	35.5



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