

MILITARY TURNPIKE AND NY 374

Plattsburgh, NY 12901

FOR SALE | LAND

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,150,000
Lot Size:	11.8 Acres
Zoning:	N-C
MLS#:	202400220
Traffic Count:	17,316

PROPERTY OVERVIEW

Great opportunity for this vacant 11.8 acre site zoned Neighborhood-Commercial. Conceptual plans available for truck stop with gas and convenience store. Several other permitted uses. Heavy traffic route for travel from city of Plattsburgh. Owner will deliver with municipal approvals in place. Contact LBO for more detail.

DEMOGRAPHICS

	5 MILES	10 MILES	15 MILES
Total Households	14,042	23,183	31,835
Total Population	31,368	53,984	70,391
Average HH Income	\$63,578	\$69,755	\$68,038

Steven Lerner

Licensed Associate Real Estate Broker
518.577.8005
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slerner@vanguardfine.com



VF Vanguard-Fine, LLC
Commercial Real Estate Professionals

Vanguard-Fine, LLC Commercial Real Estate Professionals is a Licensed Real Estate Broker
This plan is for informational purposes only and no representations are made. Current conditions must be confirmed by each prospective buyer/tenant

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ADDITIONAL PHOTOS



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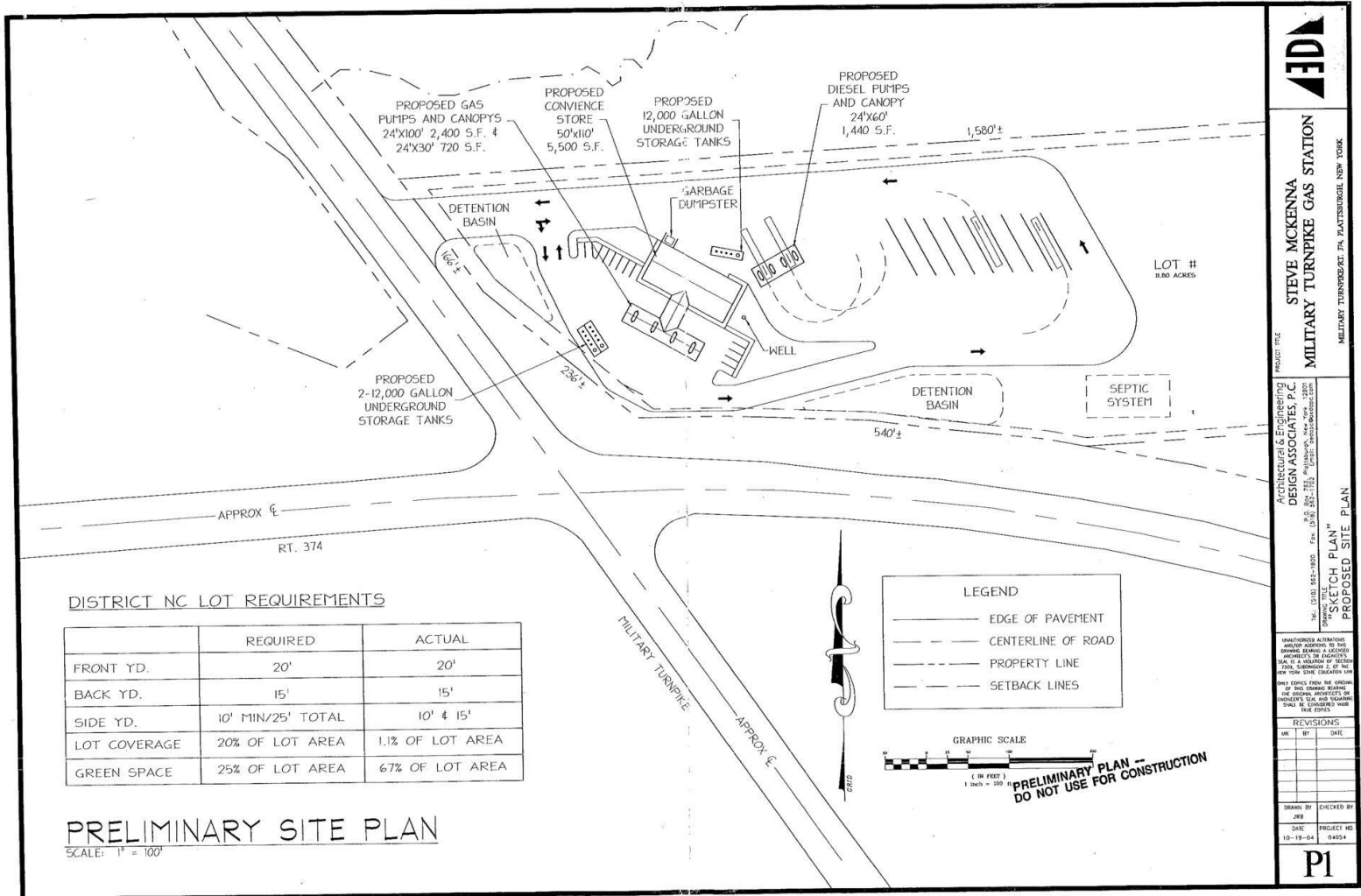
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SITE PLANS



DISTRICT NC LOT REQUIREMENTS

	REQUIRED	ACTUAL
FRONT YD.	20'	20'
BACK YD.	15'	15'
SIDE YD.	10' MIN/25' TOTAL	10' & 15'
LOT COVERAGE	20% OF LOT AREA	1.1% OF LOT AREA
GREEN SPACE	25% OF LOT AREA	67% OF LOT AREA

PRELIMINARY SITE PLAN

SCALE: 1" = 100'

FDI

STEVE MCKENNA
MILITARY TURNPIKE GAS STATION

ARCHITECTURAL & ENGINEERING
DESIGN ASSOCIATES P.C.
100 N. STATE ST., SUITE 200
PLATTSBURGH, NY 12901
TEL: (518) 582-1800 FAX: (518) 582-1855

PROJECT NO. 04054

DATE 10-19-04

REVISIONS

NO.	BY	DATE

DRAWN BY PER
CHECKED BY
DATE PROJECT NO.
10-19-04 04054

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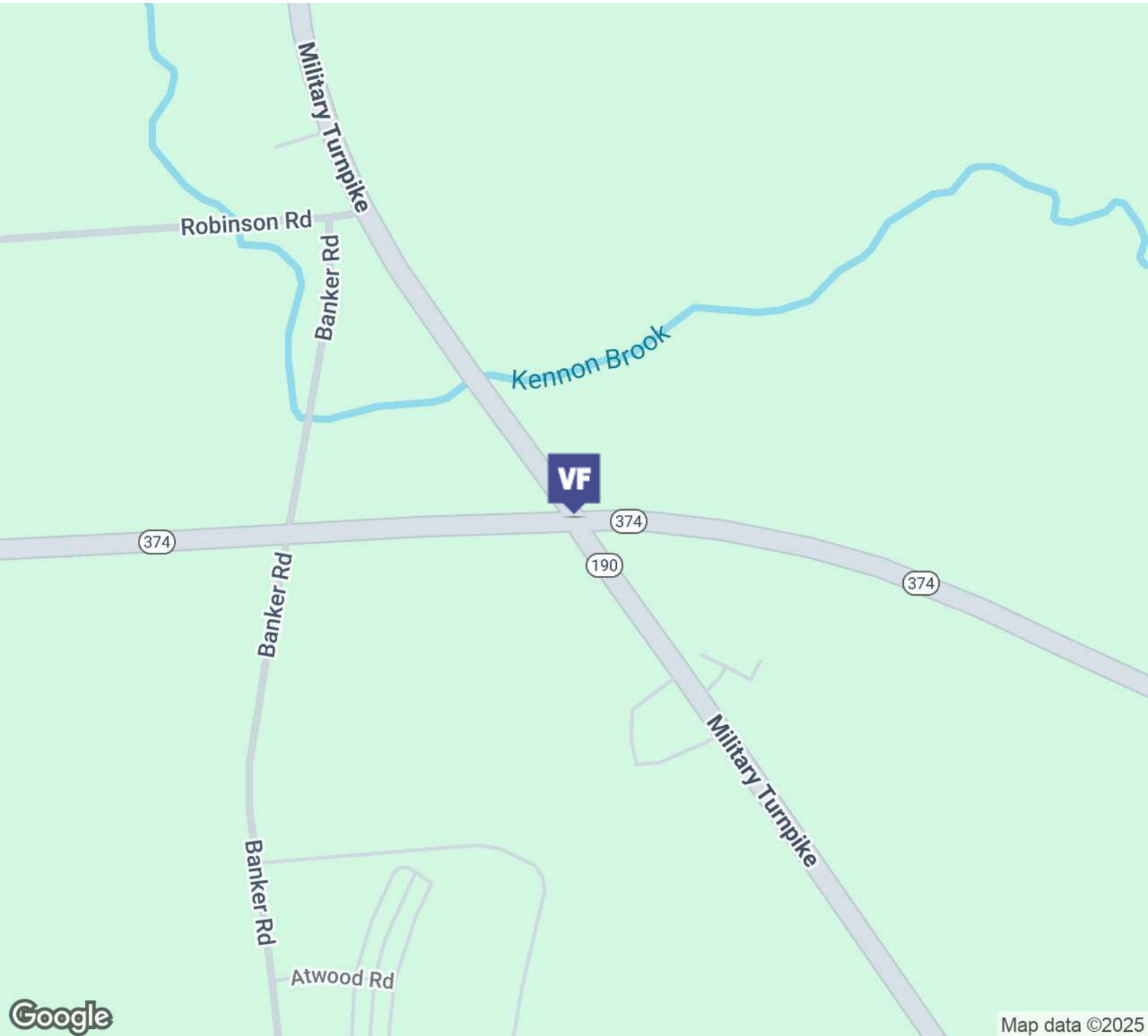


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LOCATION MAP



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