

# 4803 ROUTE 30

Amsterdam, NY 12010

FOR SALE | RETAIL SPACE

EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price: Subject To Offer

Available SF: 1,000 SF

Building Size: 15,600 SF

MLS#: 201201017

## PROPERTY OVERVIEW

Well Maintained Retail Strip Plaza on Route 30(Perth Road) Adjacent to Lowes and North of Home Depot, Walmart, Price Chopper, Kohls, Target and More! Fully Occupied with Excellent Cash Flow!

## LOCATION OVERVIEW

Located on Route 30 in Amsterdam, heading North.



### Steven Lerner

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**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



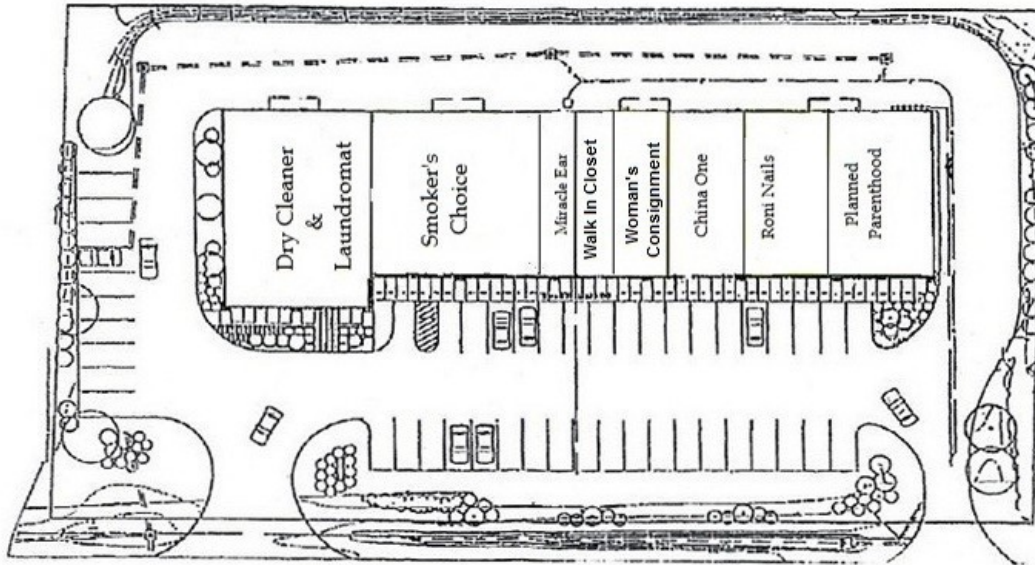
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ADDITIONAL PHOTOS

## SITEPLAN



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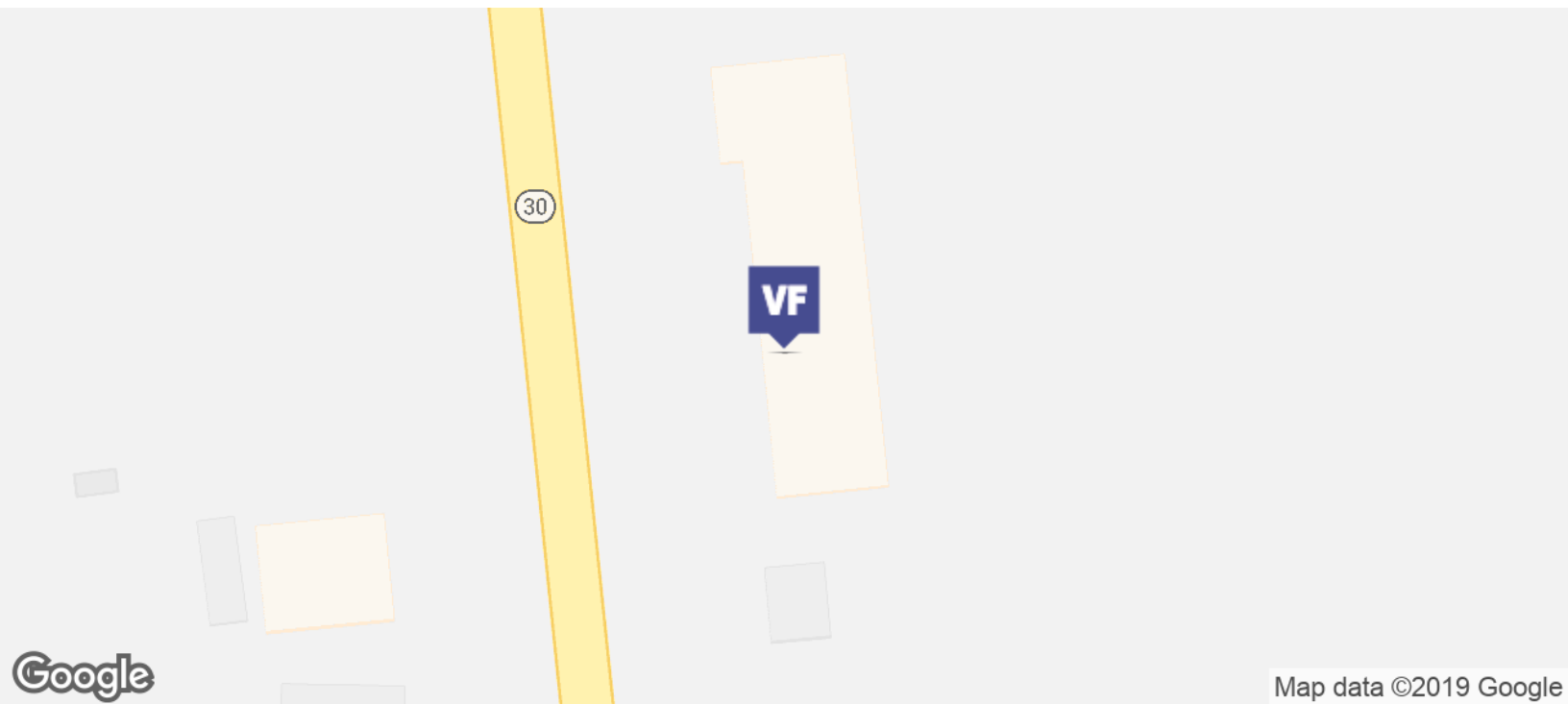
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LOCATION MAPS



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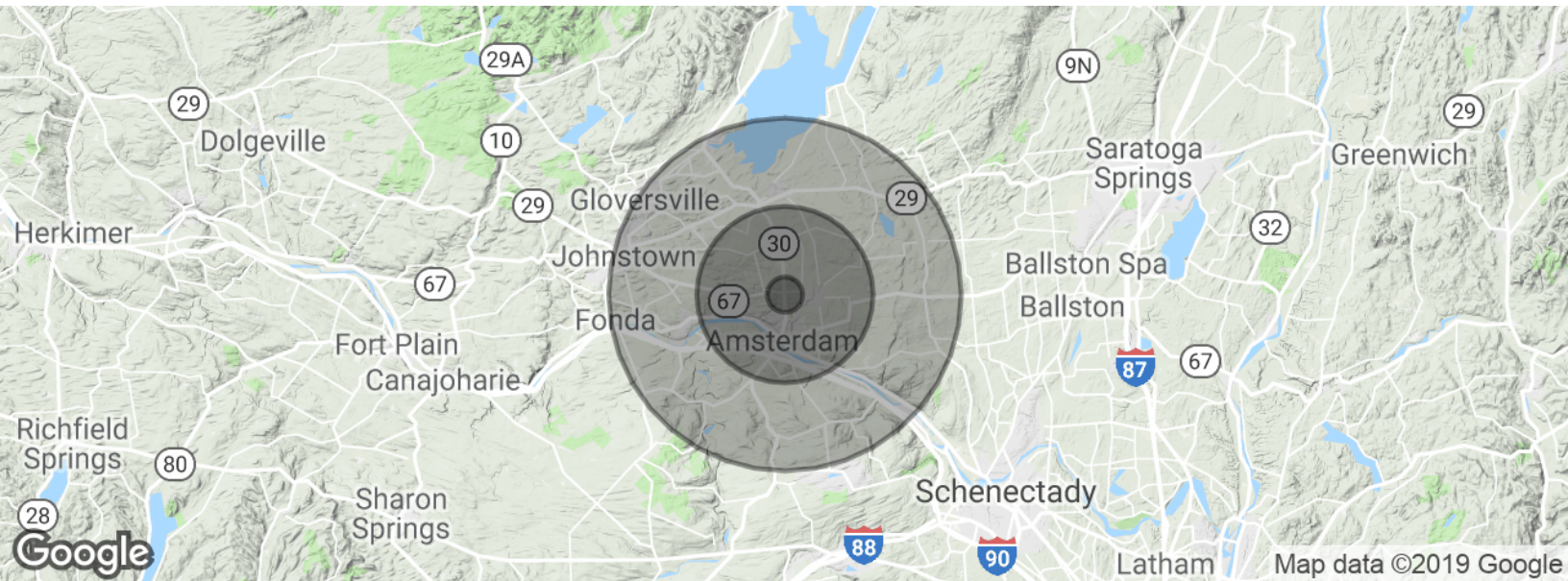
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total population	577	35,053	59,305
Median age	48.6	40.8	42.1
Median age (Male)	47.5	38.7	40.5
Median age (Female)	49.7	43.0	43.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	233	15,281	25,031
# of persons per HH	2.5	2.3	2.4
Average HH income	\$65,466	\$54,644	\$60,610
Average house value	\$141,732	\$119,587	\$146,595

\* Demographic data derived from 2010 US Census

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