

# 1 LORD AVE AND 663 HOOSICK RD

BRUNSWICK, NY 12180

FOR SALE | LAND

EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$589,000
Lot Size:	0.59 Acres
Zoning:	B-15
MLS#:	202201020
Traffic Count:	25,540
Price / SF:	\$22.92

## PROPERTY OVERVIEW

TWO COMBINED PARCELS AVAILABLE FOR SALE WITH SEVERAL PERMITTED USE OPPORTUNITIES. SEVERAL RETAIL AND OTHER SERVICES DIRECTLY NEARBY. CONTACT LBO FOR MORE DETAIL.

## PROPERTY HIGHLIGHTS

- AVAILABLE TO REDEVELOP.
- CORNER LOCATION WITH TRAFFIC LIGHT.
- DIRECTLY ACROSS FROM NEWLY BUILT HANNAFORD.
- HEAVY TRAFFIC AREA.
- RECENT SURVEY AND ENVIRONMENTAL REPORT AVAILABLE.

### 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

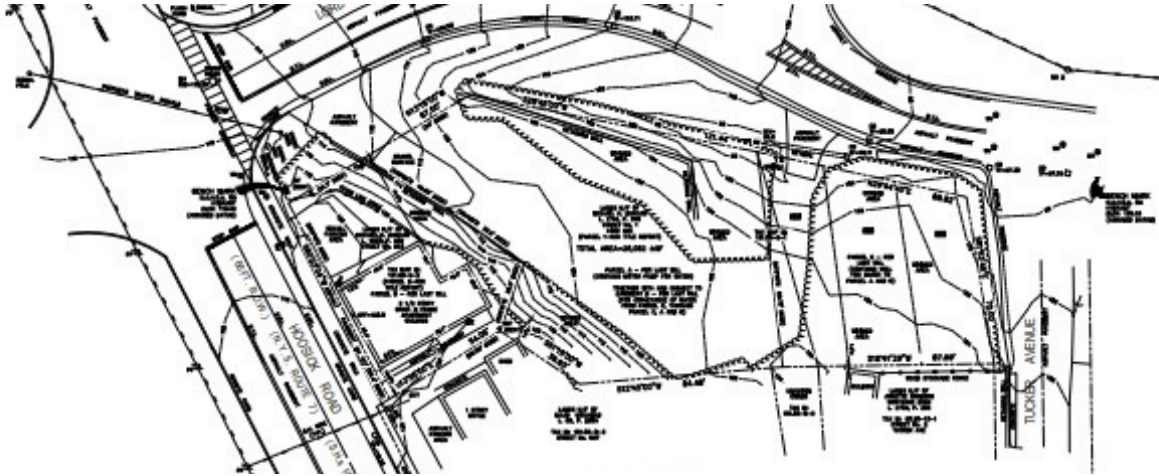


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ADDITIONAL PHOTOS



**NOTES:**

1. THE ABOVE MAP WAS PREPARED BY THE BUREAU OF LAND SURVEY, STATE OF NEW YORK, IN ACCORDANCE WITH THE EASEMENT ACT, CHAPTER 100, SECTION 100-1, AND THE EASEMENT ACT, CHAPTER 100, SECTION 100-2.
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**MAP REFERENCES:**

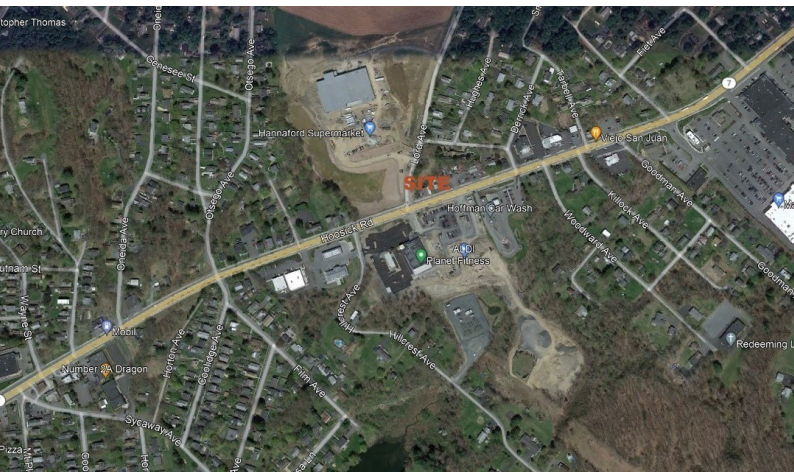
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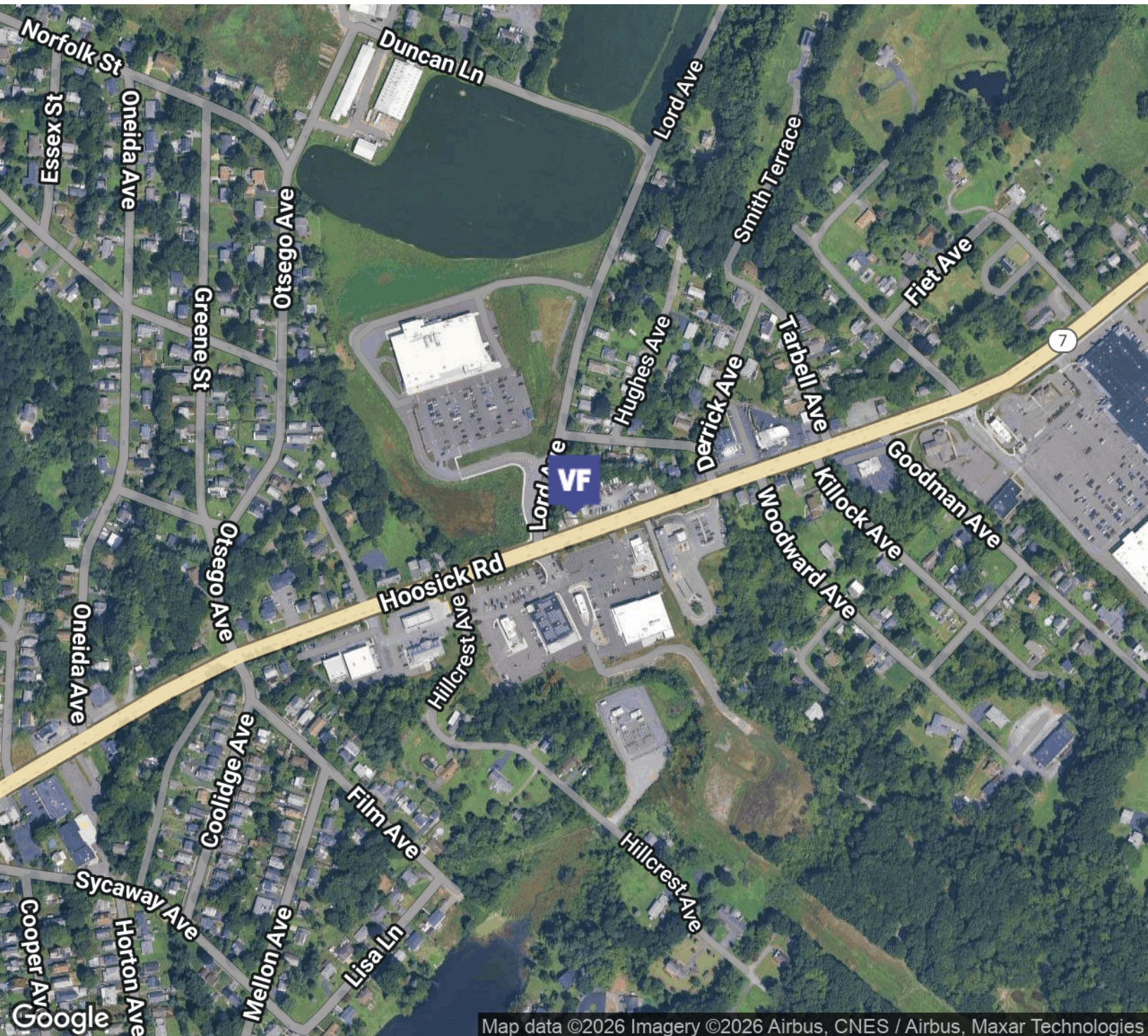


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LOCATION MAP



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## BRUNSWICK, NY 12180

## DEMOGRAPHICS MAP & REPORT



## 3 MILES

## 5 MILES

## 10 MILES

Total Population	60,578	121,624	331,911
Average Age	35.6	38.3	38.6
Average Age (Male)	33.9	36.7	37.3
Average Age (Female)	37.0	39.4	39.5

## HOUSEHOLDS & INCOME

## 3 MILES

## 5 MILES

## 10 MILES

Total Households	29,979	58,409	156,321
# of Persons per HH	2.0	2.1	2.1
Average HH Income	\$61,184	\$66,500	\$73,705
Average House Value	\$139,356	\$161,688	\$189,716

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