

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

Licensed Associate Real Estate Broker
518.577.8005
518.862.0861 x204
slerner@vanguardfine.com



VF Vanguard-Fine, LLC
Commercial Real Estate Professionals

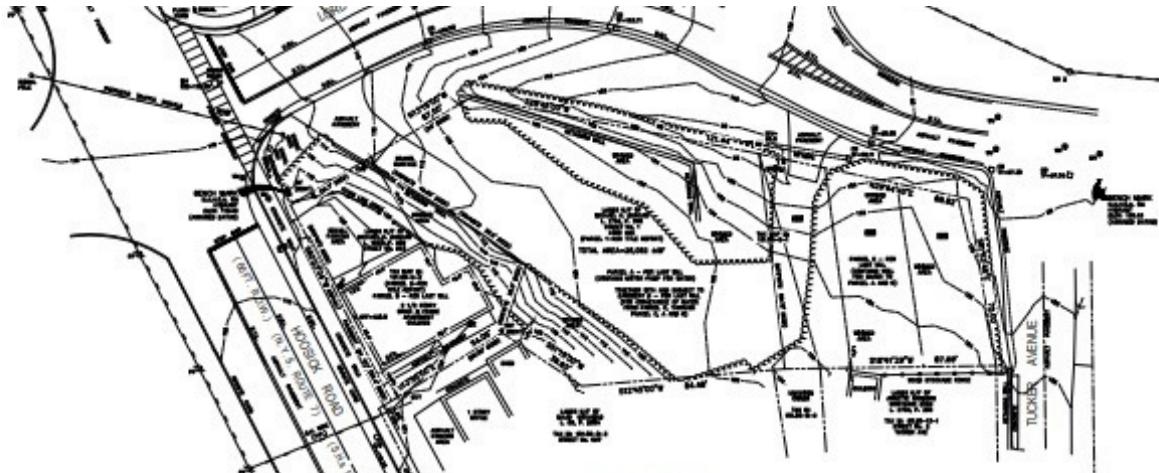
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This plan is for informational purposes only and no representations are made. Current conditions must be confirmed by each prospective buyer/tenant

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ADDITIONAL PHOTOS



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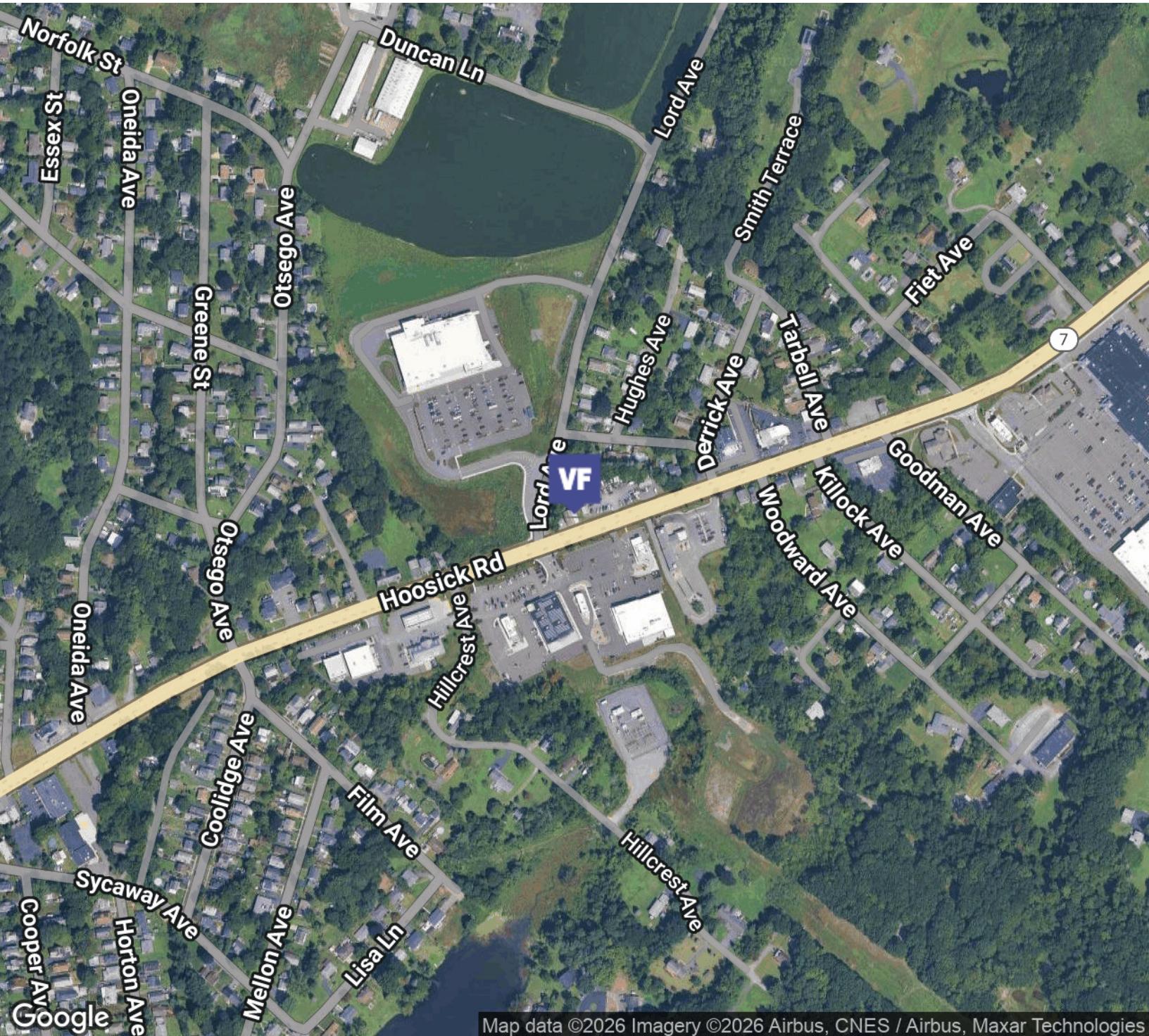
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LOCATION MAP



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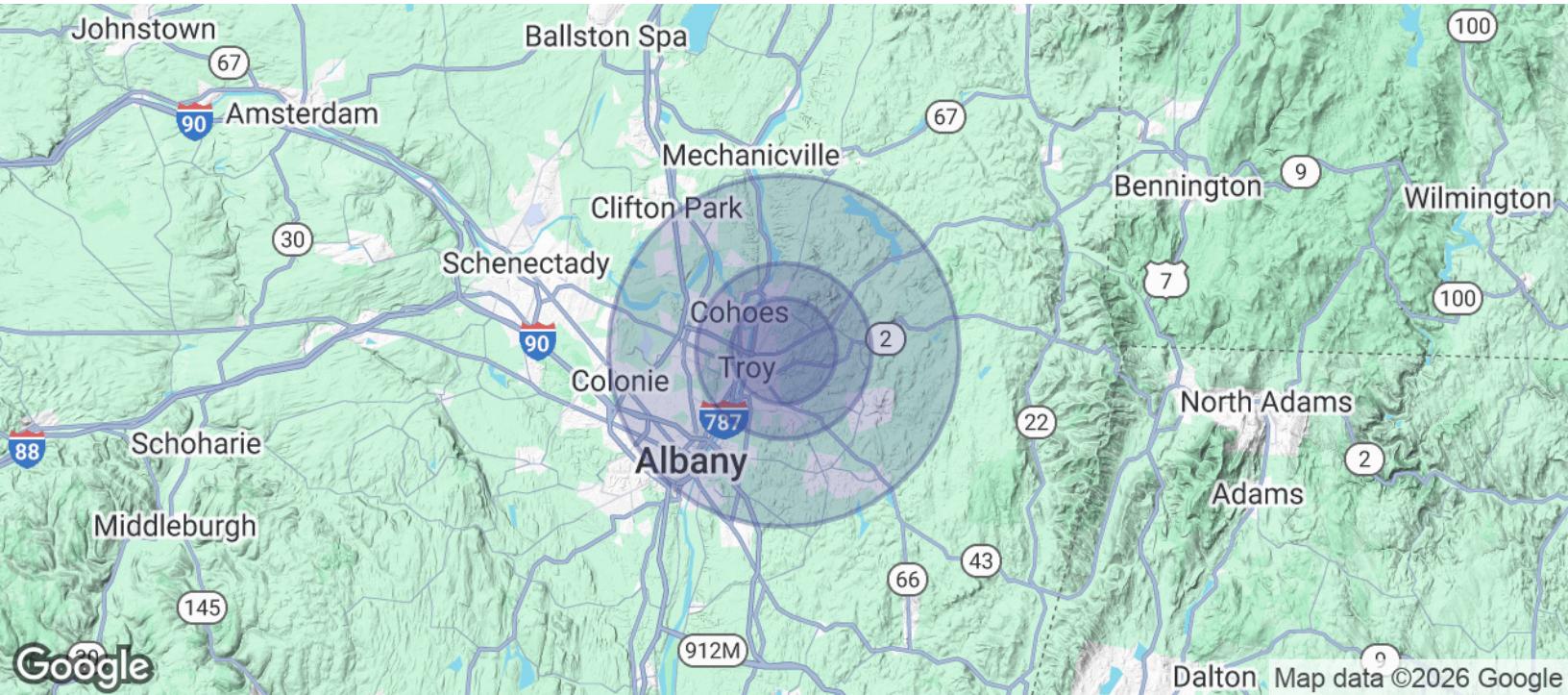
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DEMOGRAPHICS MAP & REPORT



POPULATION

	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

2020 American Community Survey (ACS)

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