

# FOR GROUND LEASE

## 101 Town Square Dr.

Amsterdam, NY 12010



### PROPERTY INFO

- Busy location on NYS Route 30 next to Walmart with traffic light access.
- Cotenants include Old Brick Furniture, Bowled, Planet Fitness, St. Peter’s Pulmonary Clinic, and Dialysis Center.

### AVAILABLE SPACE

- 2.5 acres available for ground lease with drive thru opportunity available.
- Up to 40,000 SF available.

### 2024 Demographics

|                                      | 1 Mile   | 3 Miles  | 5 Miles  |
|--------------------------------------|----------|----------|----------|
| Population                           | 4,911    | 28,216   | 59,681   |
| Average HH Income                    | \$79,092 | \$79,833 | \$87,676 |
| Est. Adj. Daytime Demographics (16+) | 3,440    | 19,872   | 40,563   |

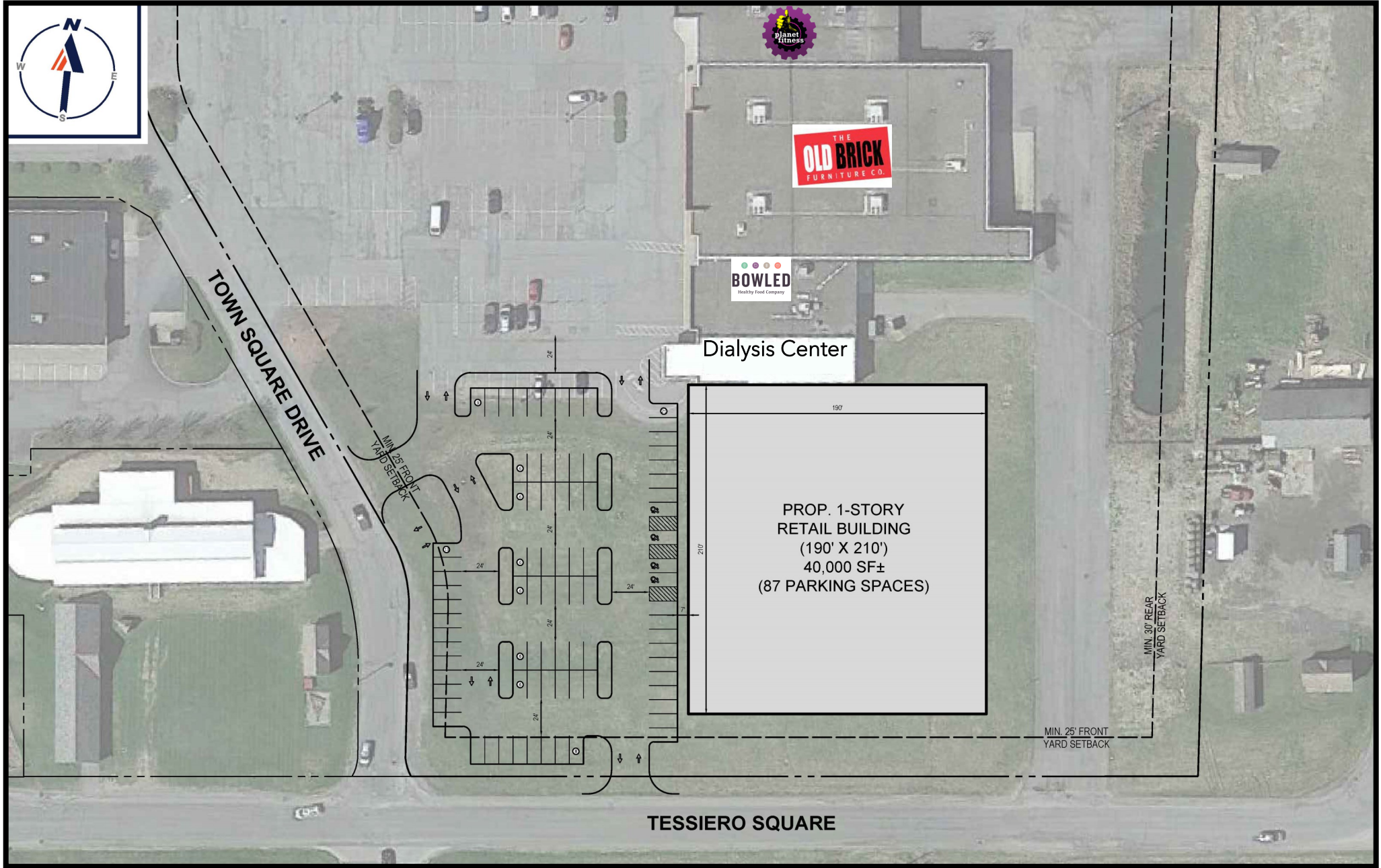
### CALL FOR PRICING

518-496-8523

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Value...through performance



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