

713-715 HOOSICK ROAD

Brunswick, NY 12180

SITE

7

FOR SALE | MULTIPLE USES

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$1,100,000

Lot Size: 1.3 Acres

Traffic Count: 25,547

PROPERTY OVERVIEW

1.3 Acre site at superior RT 7 location in Town of Brunswick NY. Excellent location opportunity with traffic light on corner of Roosevelt. Property is directly across from Price Chopper Plaza and other National Brands. Site has been demoed and cleared. Owners will entertain Ground Lease as well as Sale.

PROPERTY HIGHLIGHTS

- Over 25,500 VPD.
- Across from busy Price Chopper Plaza and other National Brands.
- Ready for development.

Barry Feinman

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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



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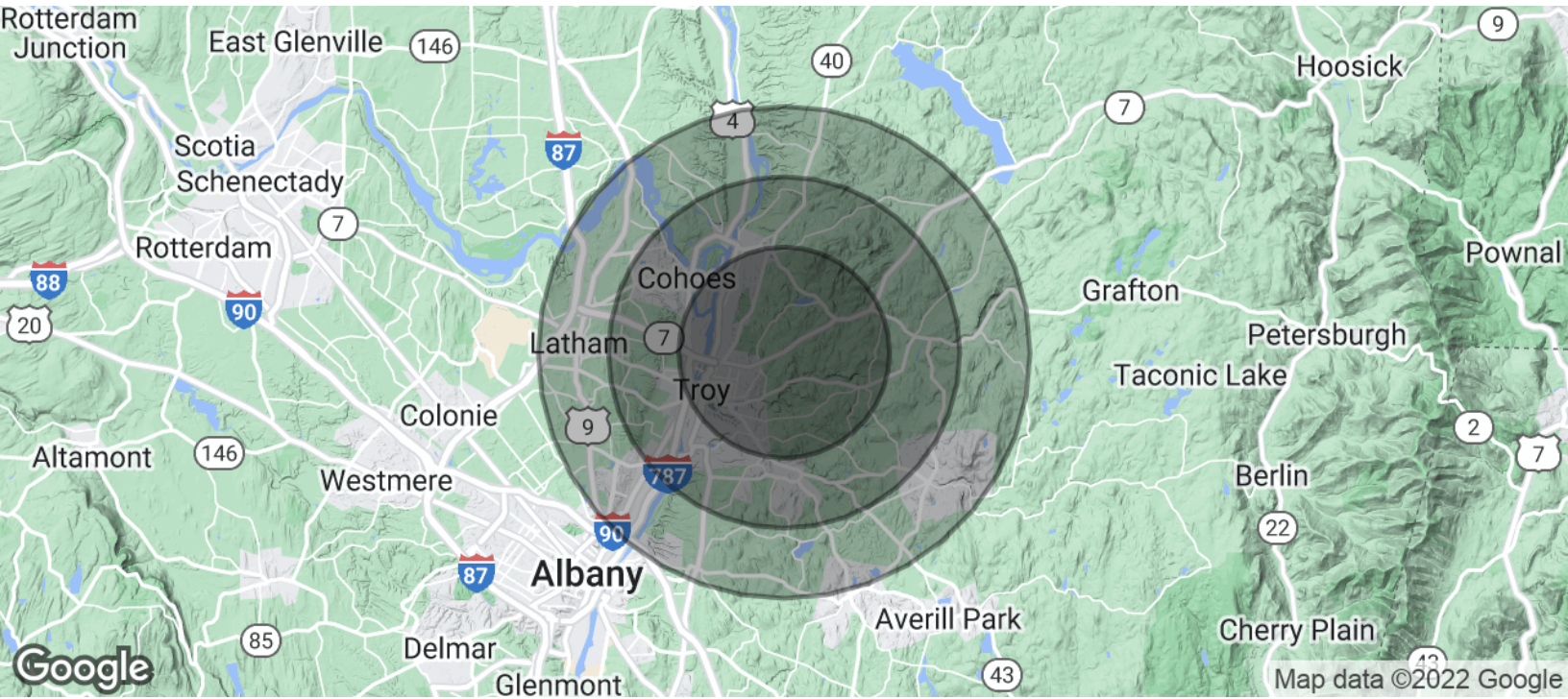
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DEMOGRAPHICS MAP & REPORT



POPULATION

	3 MILES	5 MILES	7 MILES
Total Population	55,337	118,723	168,253
Average age	35.5	38.3	39.2
Average age (Male)	33.8	36.8	37.7
Average age (Female)	36.7	39.5	40.0

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total households	27,118	57,297	77,845
# of persons per HH	2.0	2.1	2.2
Average HH income	\$62,394	\$65,945	\$75,345
Average house value	\$139,729	\$159,621	\$192,430

* Demographic data derived from 2020 ACS - US Census

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