

# FOR LEASE

## SHERIDAN PLAZA



1334 GERLING ST, SCHENECTADY, NY 12308



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## HIGHLIGHTS

- Excellent drive-thru capability.
- High visibility location with prominent pylon signage.
- Features 5 full-access curb cuts.
- Close to local high schools, an art school, and Union College , providing access to a diverse and active community base.

## OFFERING INFO

Available Space:	Up to 10,270 SF
GLA	42,397 SF
Parcel Size:	5.14 Acres
Parking:	5:1000
Rent:	Call for details
Nets:	\$2.50 PSF

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION:	18,808	88,293	150,534
HOUSEHOLDS	7,893	35,545	62,114
AVERAGE HH INCOME	\$110,090	\$96,124	\$106,029
DAYTIME POPULATION	9,645	72,204	109,408
BUSINESS ESTABLISHMENTS	234	2,477	3,871



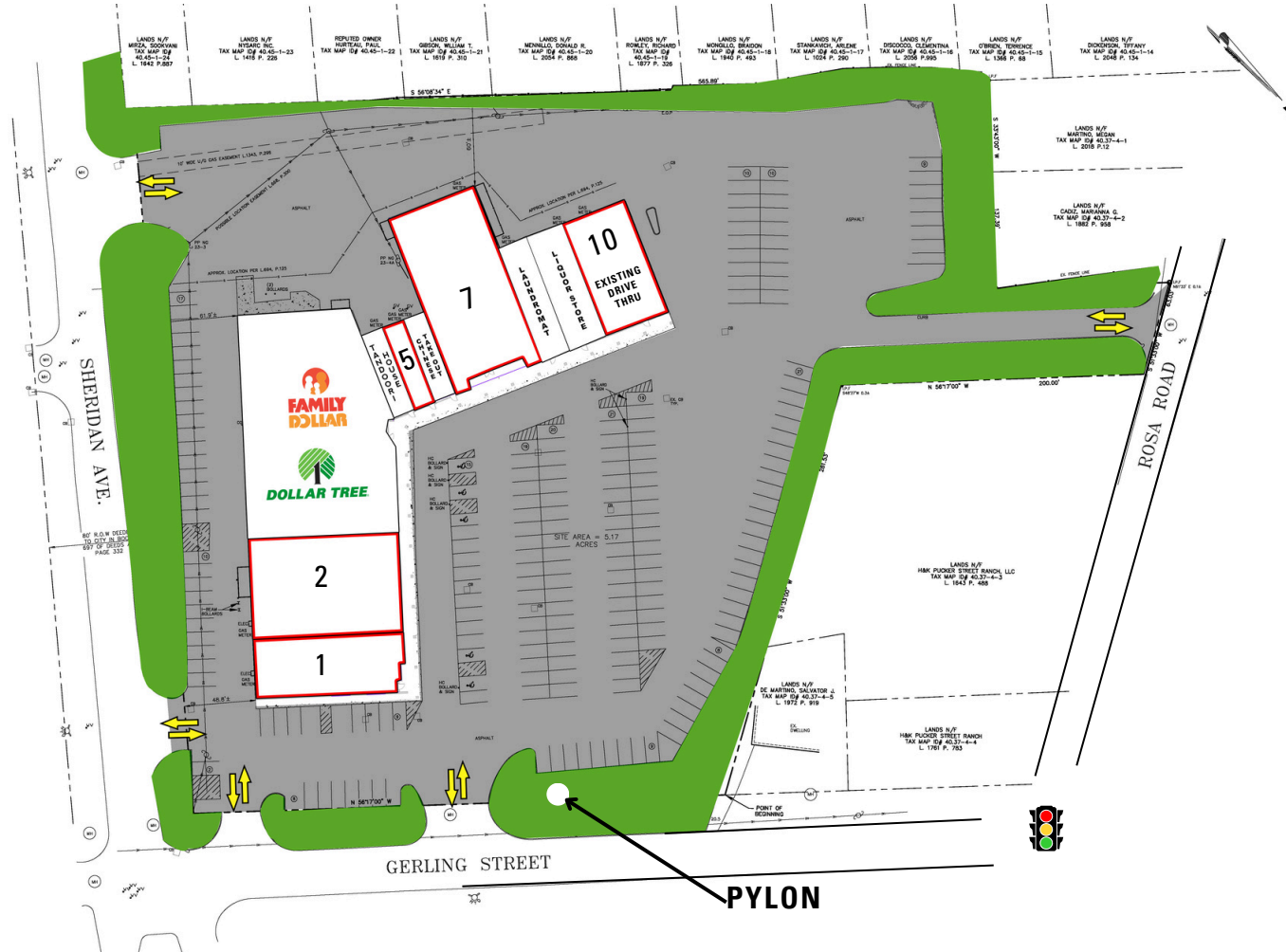
### Area Retailers:



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## SITE PLAN

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SUITE #	TENANT	SQUARE FOOTAGE
1	VACANT	3,737
2	VACANT	6,533
3	Family Dollar & Dollar Tree	13,219
4	Tandoori House	828
5	VACANT	833
6	CHINESE TAKE OUT	847
7	VACANT	7,340
8	LAUNDRMAT	1,531
9	LIQUOR STORE	1,988
10	VACANT (EXISTING DRIVE THRU)	3,390





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## MARKET AERIAL





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For all real estate inquiries please  
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