

575 COLUMBIA TURNPIKE

East Greenbush, NY 12061

FOR SALE | LAND

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$525,000
Lot Size:	1.7 Acres
Zoning:	Commercial
MLS#:	201901129
Traffic Count:	26,994

PROPERTY OVERVIEW

Great opportunity to purchase 1.7 acre lot with 157' of frontage on RTs 9 and 20 in East Greenbush NY. Property is just west of the RT 4 corridor.

PROPERTY HIGHLIGHTS

- B-1 Zoning
- Several permitted uses
- Possibility of additional access from rear

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VF Vanguard-Fine, LLC
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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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LOCATION MAPS



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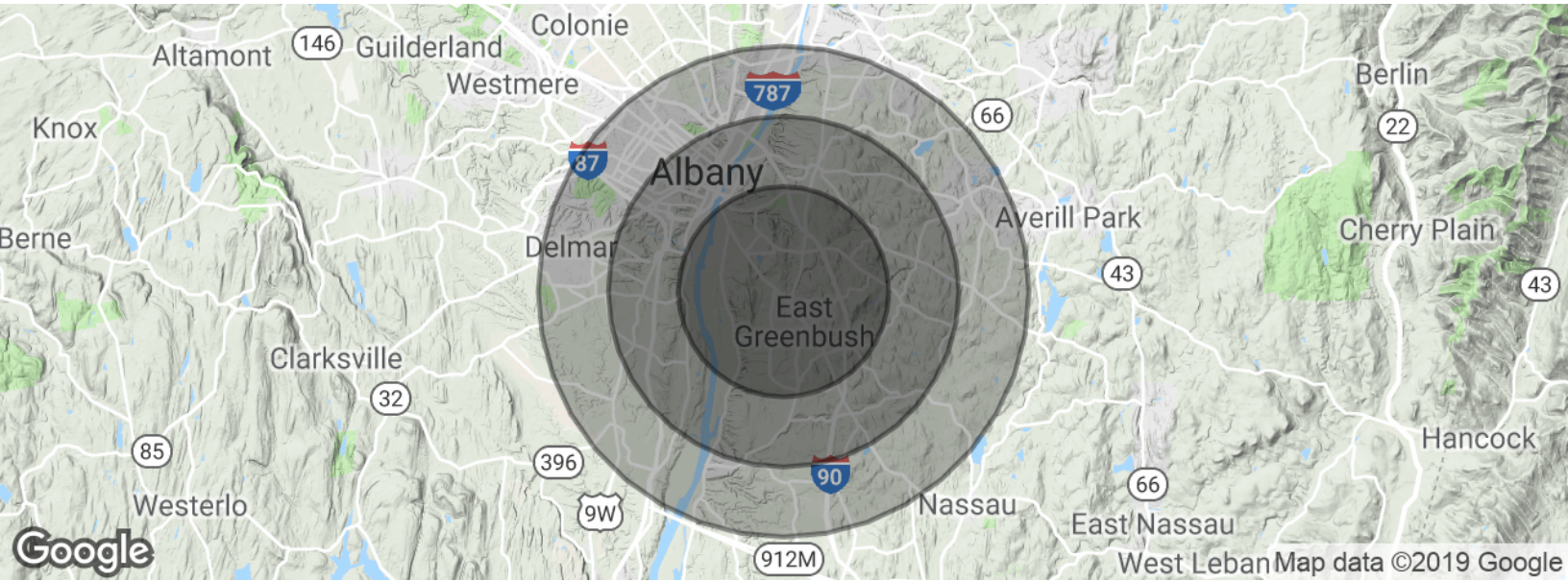
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DEMOGRAPHICS MAP & REPORT



POPULATION

3 MILES

5 MILES

7 MILES

Total population	21,271	70,245	171,210
Median age	41.2	37.5	35.3
Median age (Male)	41.2	35.7	34.0
Median age (Female)	41.1	38.7	36.2

HOUSEHOLDS & INCOME

3 MILES

5 MILES

7 MILES

Total households	8,859	30,229	72,096
# of persons per HH	2.4	2.3	2.4
Average HH income	\$79,116	\$62,811	\$61,565
Average house value	\$213,503	\$211,698	\$205,709

* Demographic data derived from 2010 US Census

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