

FOR LEASE

1680 CENTRAL AVENUE COLONIE, NEW YORK

258 FEET OF FRONTAGE



FOR LEASE

\$60,000 PER YEAR NNN GROUND LEASE

TRAFFIC COUNT

43,535 AADT 2008

TAXES

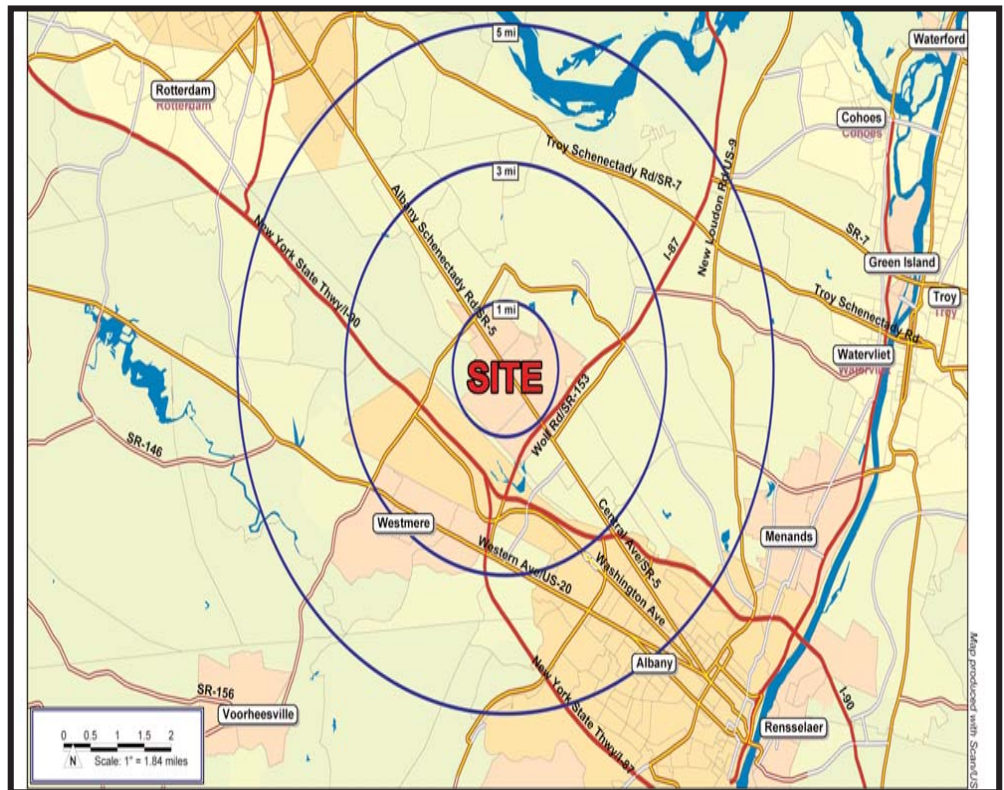
\$12,254 (ESTIMATED)

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	7,089	43,037	132,182
AVG. HH INCOME	\$71,441	\$77,313	\$85,132
DAYTIME POP.	6,664	74,962	140,849

SITE INFORMATION

- 1+ acre for ground lease
- Zoned Commercial A
- Corner location with over 258 feet of frontage on a desirable stretch of Central Ave (NY Rt. 5) and 150 feet of frontage on Lapham Drive.
- A highly visible corner along a major retail corridor between Wolf Rd and New Karner Rd (NY Rt. 155), which includes Moe's, Wendy's, McDonald's, Burger King, Smokey Bones, Dunkin Donuts, Verizon, AT&T, Walgreen's, Kohl's, and Price Chopper, to name a few.
- Ideal site for a free-standing bank, restaurant, retailer or office.
- Only 1 mile from Interstate 87, Wolf Rd and New Karner Rd.



IKON

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