

MONTGOMERY, NEW YORK

13.5 Acre Retail Development For Sale or Lease



LOCATION

N/E/C of State Highway 208 & Interstate 84
Montgomery, NY

PROPERTY SIZE

13.5 Acre Development Site

ZONING

Retail (Will Consider Rezoning to Industrial or Warehouse)

TRAFFIC

40,000 Total Vehicles Per Day

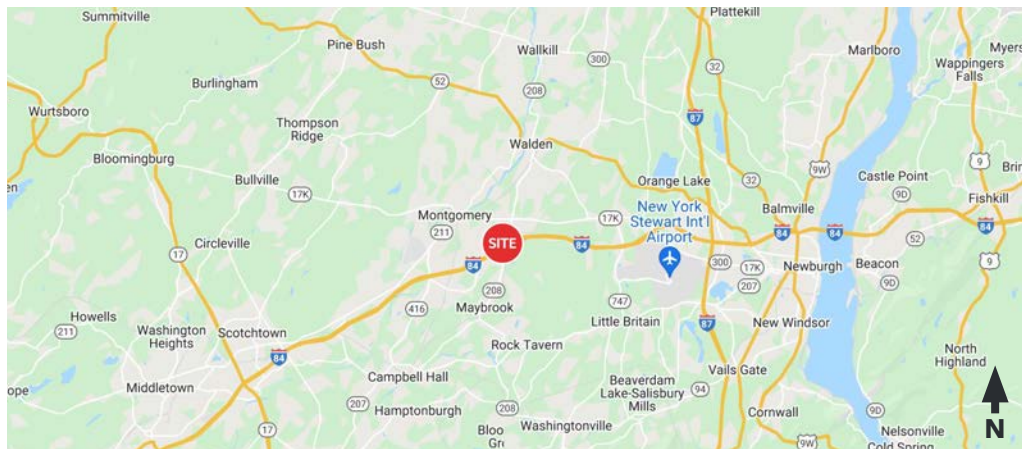
SURROUNDING RETAIL

Walgreens, Staples Distribution Center, McDonald's, Burger King, Dunkin, Holiday Inn Express, ShopRite, Rite Aid and more

PRICE UPON REQUEST

COMMENTS

- Easy Access from I-84; Less than 1/4 Mile from Exit 5 on I-84
- Located approximately 4.5 miles west of Stewart International Airport, in a market with a large population base that encompasses the towns of Montgomery, Walden, Beaver Dam, and Washington Heights.



DEMOS	1 MILE	3 MILE	5 MILE
POPULATION	12,207	29,776	62,489
HOUSEHOLDS	4,310	10,386	21,863
M.H.H.I.	\$82,657	\$92,684	\$97,287

Breslin Realty
DEVELOPMENT CORP.

Robert Delavale | VP, Leasing
(516) 741-7400 ext. 230
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SECTION 30 BLOCK 1 LOT 62.12
N/F STAPLES THE OFFICE
SUPERSTORE EAST, INC.
LIBER 5432 PAGE 275

13.5 ACRES
ZONED FOR RETAIL
(WILL CONSIDER REZONING TO INDUSTRIAL OR WAREHOUSE)



NYS ROUTE 208
(VARIABLE WIDTH - 1910 LAYOUT)

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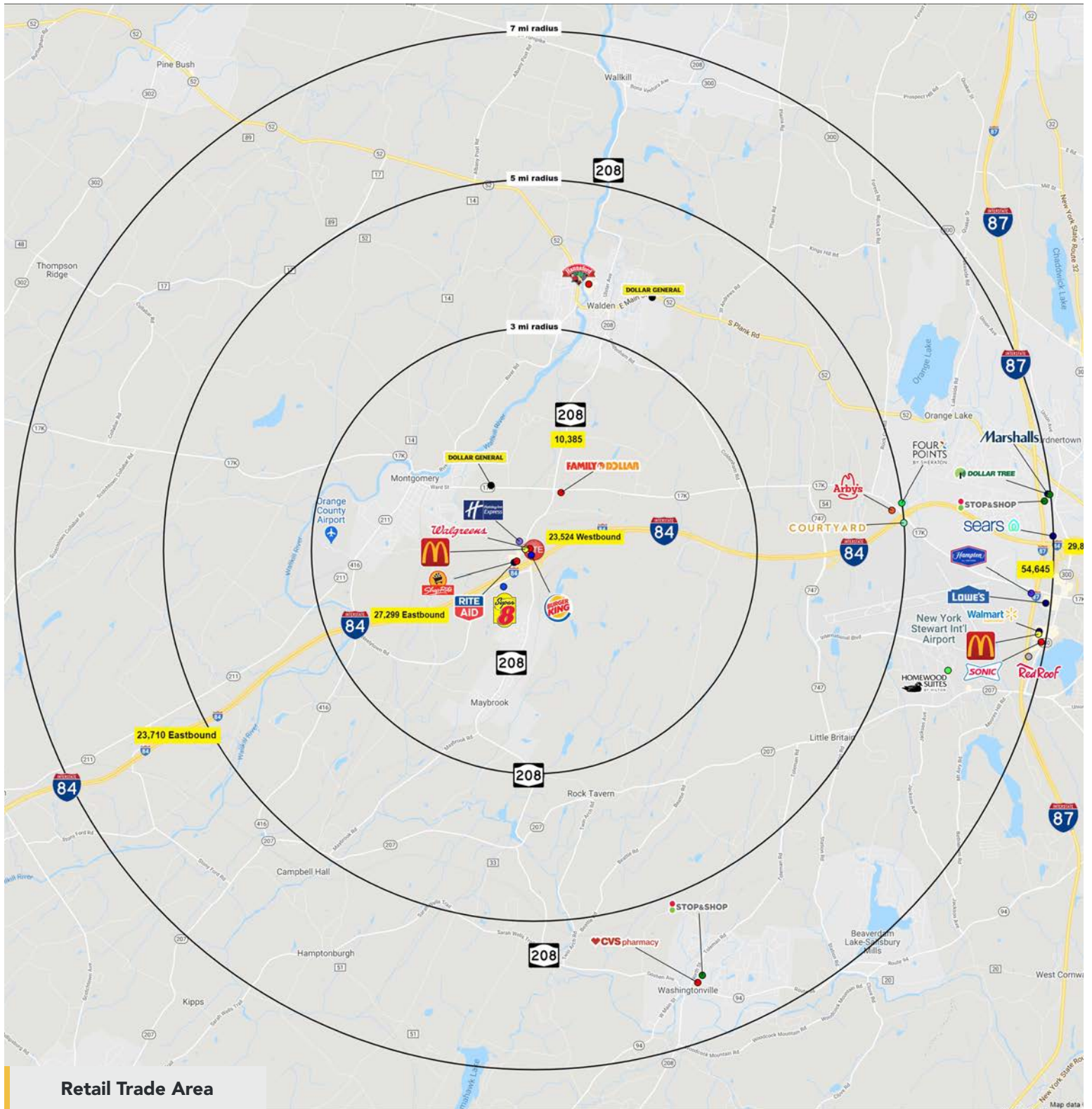


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Retail Trade Area

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