



PROPERTY DESCRIPTION

Great building for a contractor or small business looking for easy accessibility and price. Located .6 miles from I787 Corridor. Contact LBO for virtual tours and additional pictures of the space.

PROPERTY HIGHLIGHTS

Address:	1 Broadway Menands, NY 12204	At Grade Door:	One (1)/12'
Total Bldg. SF:	6,000±	Tax ID:	66.5-3-13.1
Available SF:	6,000±	Year Built:	1942
Lease Price:	\$6.00 PSF	Zoning:	Commercial
Parking:	10±/Private	Taxes:	\$72,251 (Est.)
Stories:	1	Current Use:	IND
Acres:	9.6±	Water:	Municipal
		Sewer:	Municipal

For more information, please contact:

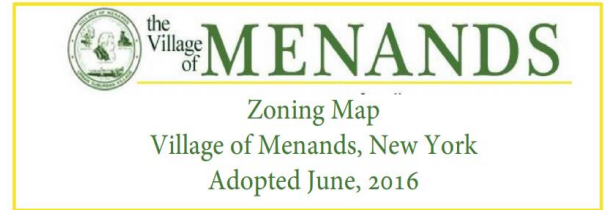
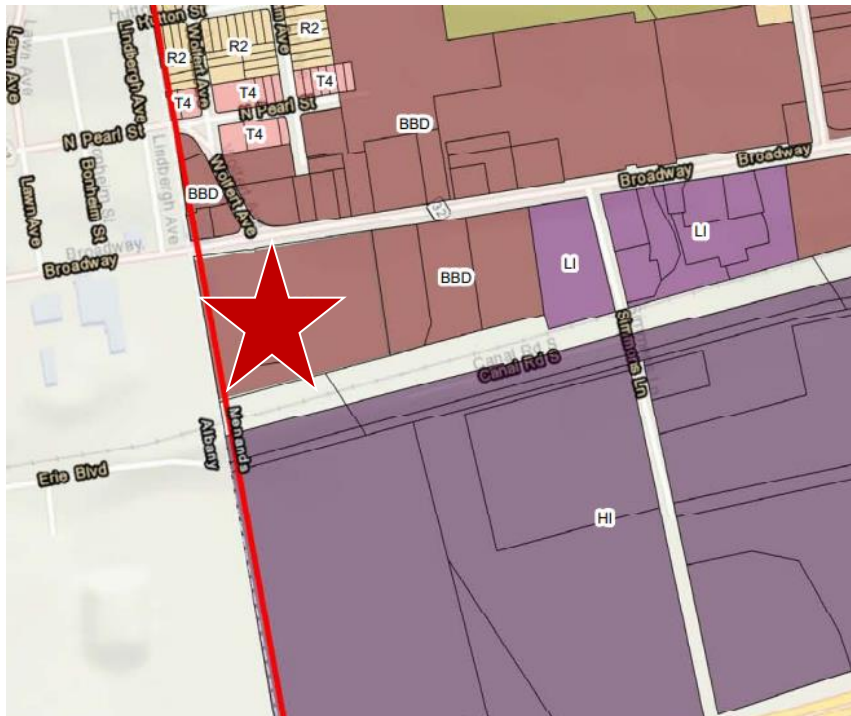
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LOCATION MAP



ZONING MAP



Open Space Districts

- C - Cemetery
- LC - Land Conservation

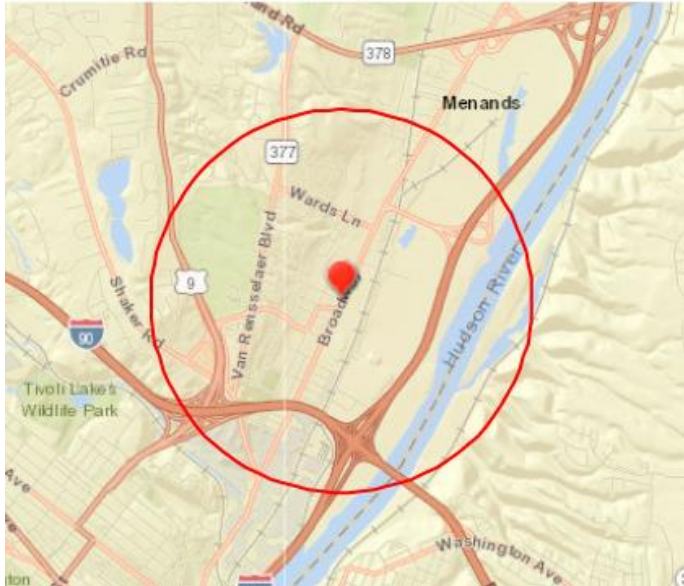
Industrial Districts

- LI - Light Industrial
- HI - Heavy Industrial

Business Districts

- T4 - Infill Neighborhood District
- T5 - Infill Mixed Use District
- BBD - Broadway Business District
- B - Business

DEMOGRAPHIC PROFILE
 Ring of 1 mile



Traffic Data

Street name	Cross street	Traffic volume	Distance
Broadway	Wolfert Ave	1,950	0.0
Wolfert Ave	Broadway	2,220	0.1
Broadway	Lawn Ave	7,700	0.3
N Pearl St	Lawn Ave	2,000	0.3
Lawn Ave	Jennings Dr	2,300	0.3

MANUFACTURING



17

2019 Manufacturing (SIC20-39) Businesses



140,816

2019 Manufacturing (SIC20-39) Sales (\$000)



604

2019 Manufacturing (SIC20-39) Employees

TRANSPORTATION BUSINESS



6

2019 Transportation (SIC40-47) Businesses



15,054

2019 Transportation (SIC40-47) Sales (\$000)



132

2019 Transportation (SIC40-47) Employees

SERVICES SUMMARY



109

Service Businesses (SIC)



\$231,387

Service Sales (\$000) (SIC)



2,033

Service Employees (SIC)



5,903

2019 Total Population (Esri)



2,669

2019 Total Households (Esri)



2.13

2019 Average Household Size (Esri)



288

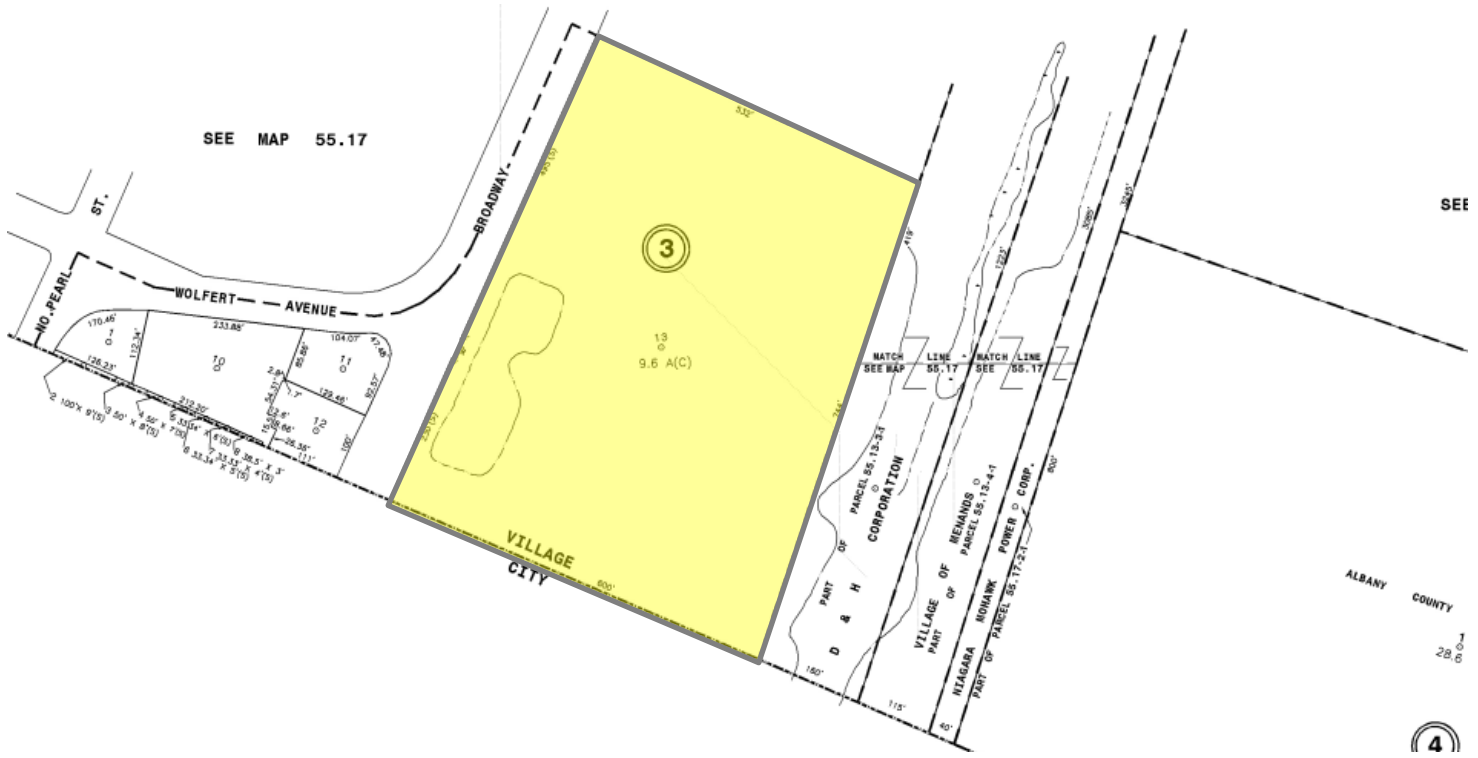
2019 Total (SIC01-99) Businesses



5,542

2019 Total (SIC01-99) Employees

TAX MAP



Approximate plot lines; subject to verification

AERIAL MAP



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PROPERTY PHOTOS

