

FOR SALE - QUACKENDERRY COMMONS

APPROVED, SHOVEL-READY PDD (+/- 28.5 COMBINED ACRES)

560 Route 4, North Greenbush, New York



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Licensed RE Broker Licensed Associate RE Broker

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PROPERTY HIGHLIGHTS:

- Quackenderry Commons Planned Development District with over 220+ apartments (sold) and three remaining development sections across +/-28.5 combined acres.
- Approved for retail, hotel, restaurant, office, etc.
- All three remaining sections of the PDD are located immediately off of Exit 8 of I-90 with unparalleled visibility from the I-90 connector/ramp.
- Located in a main commercial corridor that continues to grow.

SECTION 1:

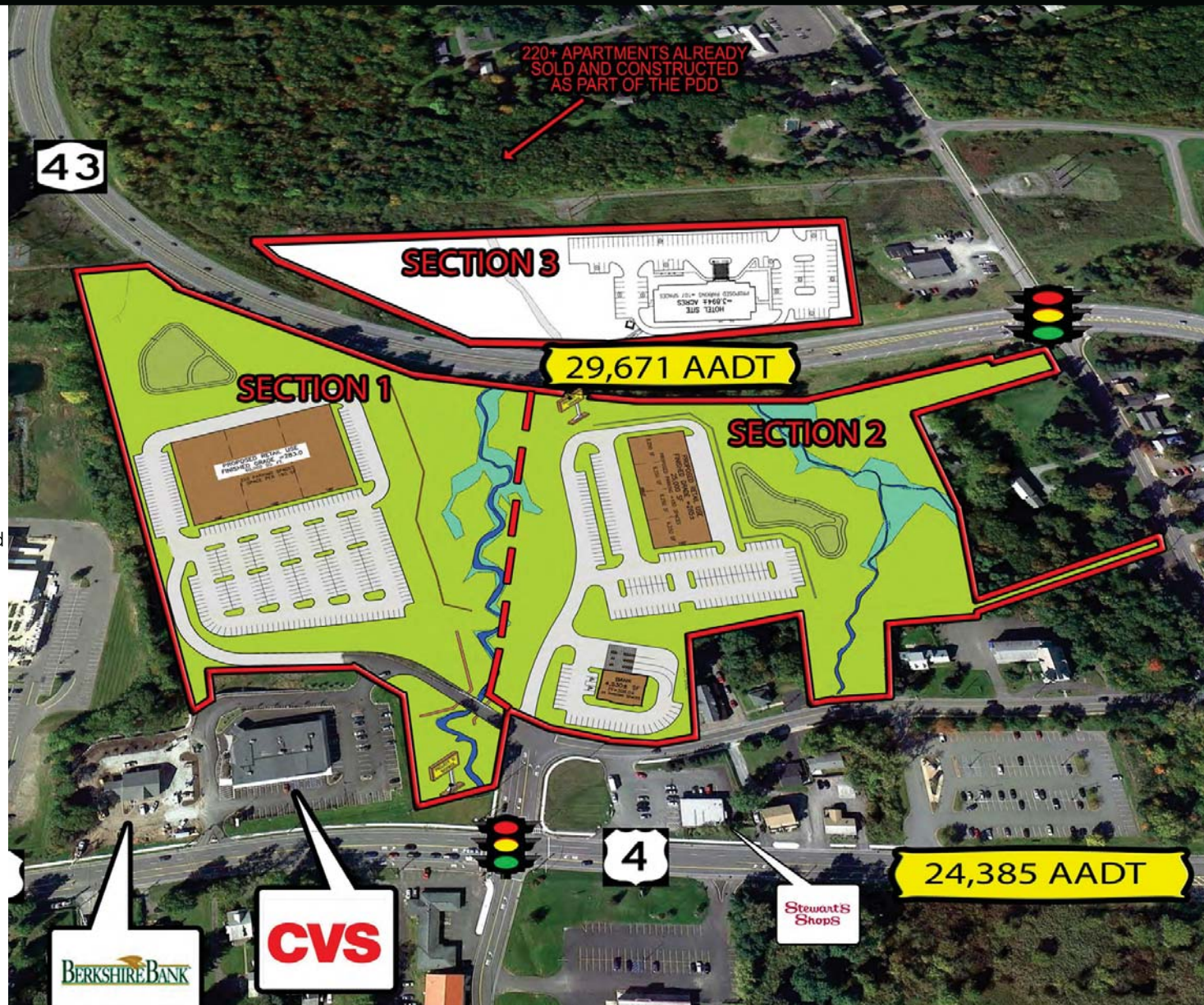
- +/-12.5 Acres FOR SALE - \$1,750,000
- Located next to Home Depot and CVS
- Fully approved for +/-60,000 SF of retail
- Most offsite work, utilities, & engineering completed
- Traffic light access with proposed pylon location

SECTION 2:

- +/-12 Acres FOR SALE - \$600,000
- Can accommodate +/-25,000 SF of retail
- Full site plan review is still necessary for Section 2
- Traffic light access with proposed pylon location

SECTION 3:

- +/-3.9 Acres FOR SALE - \$750,000
- Most offsite work, utilities, & engineering completed
- Located adjacent to the recently completed +/-220 apartments (sold) that were recently completed as part of the PDD.

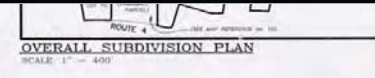


Locator Map



Market Aerial





BULK STANDARDS

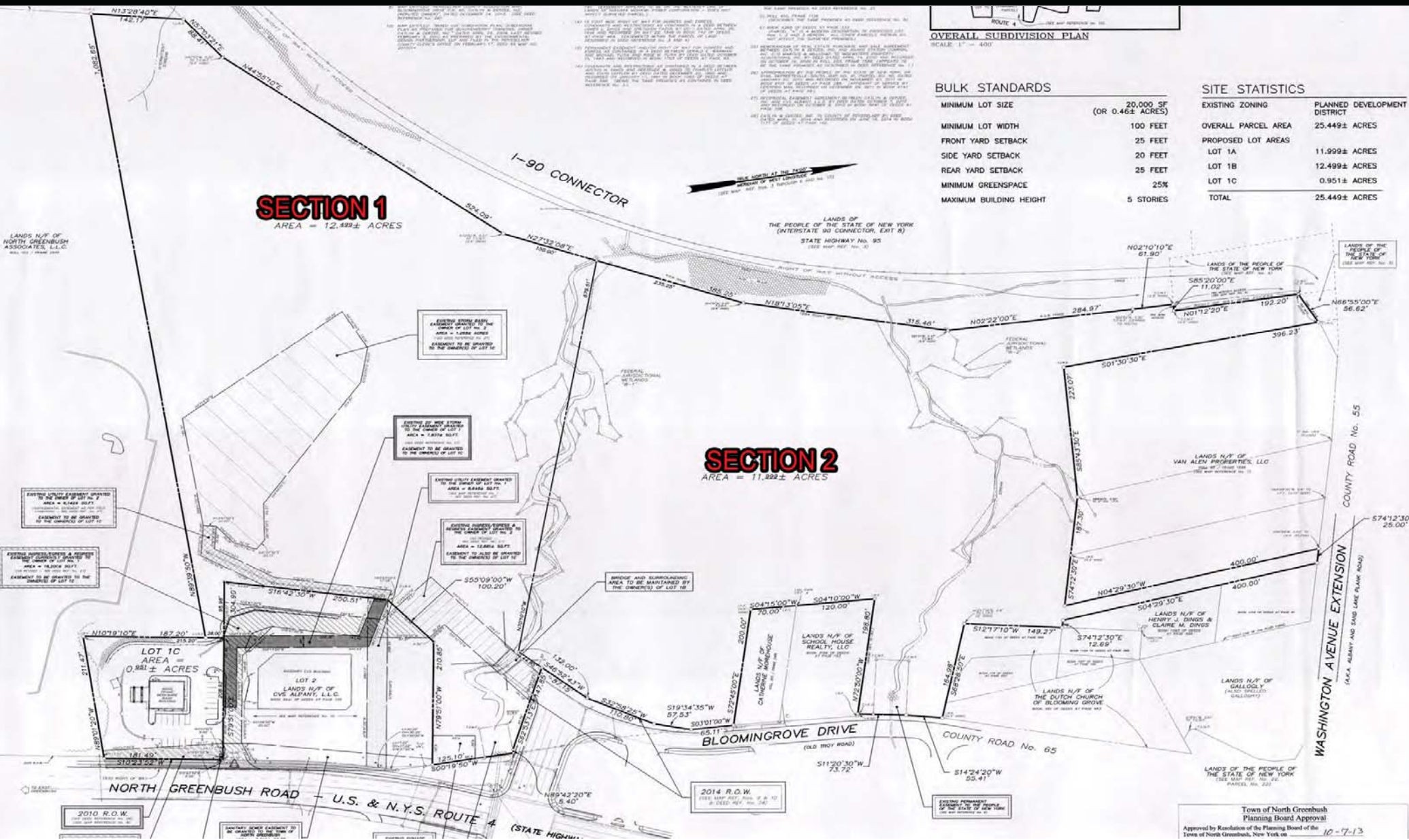
MINIMUM LOT SIZE	20,000 SF (OR 0.46± ACRES)
MINIMUM LOT WIDTH	100 FEET
FRONT YARD SETBACK	25 FEET
SIDE YARD SETBACK	20 FEET
REAR YARD SETBACK	25 FEET
MINIMUM GREENSPACE	25%
MAXIMUM BUILDING HEIGHT	5 STORIES

SITE STATISTICS

EXISTING ZONING	PLANNED DEVELOPMENT DISTRICT
OVERALL PARCEL AREA	25.449± ACRES
PROPOSED LOT AREAS	
LOT 1A	11.999± ACRES
LOT 1B	12.499± ACRES
LOT 1C	0.951± ACRES
TOTAL	25.449± ACRES

SECTION 1
AREA = 12.499± ACRES

SECTION 2
AREA = 11.999± ACRES



Town of North Greenbush
Planning Board Approval
Approved by Resolution of the Planning Board of the
Town of North Greenbush, New York on 10-7-13

DEMOGRAPHICS

TOTAL POPULATION
(20 min. Drive Time, 2017)

470,531

HOUSEHOLDS
(20 min. Drive Time, 2017)

204,879

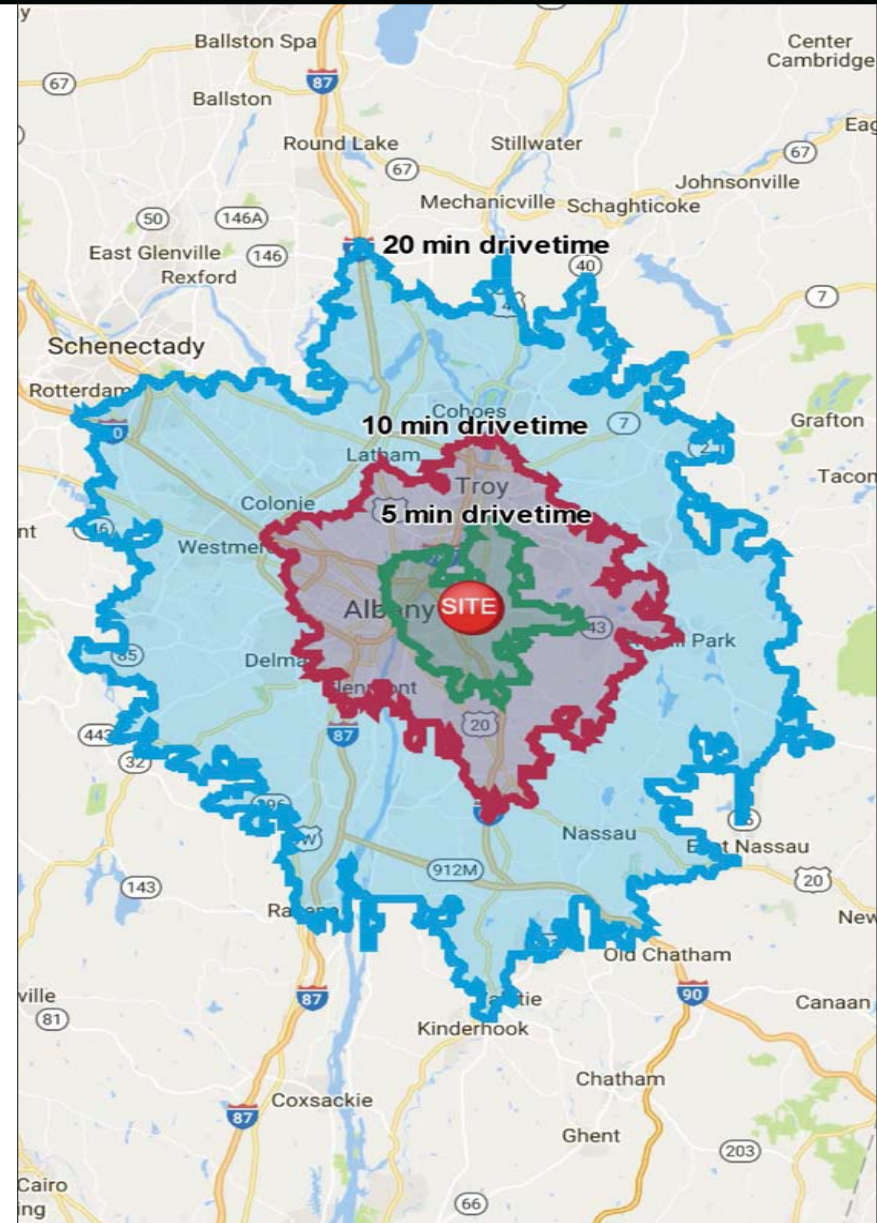
AVG HH INCOME
(20 min. Drive Time, 2017)

\$84,576

AREA EMPLOYEES
(20 min. Drive Time, 2017)

349,846

	5 min Drive	10 min Drive	20 min Drive
POPULATION			
2017 Population	34,629	219,646	470,531
HOUSEHOLDS			
2017 Households	15,643	97,739	204,879
Family Households w Children	4,235	23,327	52,616
Persons Per Household	2.2	2.2	2.2
AREA EMPLOYMENT			
Employees	44,026	192,636	349,846
Employers	2,309	11,718	23,166
RACE			
% White	64.4%	67.7%	77.5%
% Black	25.5%	20.5%	12.1%
% Asian	4.9%	5.7%	5.8%
% Hispanic	6.1%	7.2%	5.4%
INCOME			
2017 Median Household Income	\$56,925	\$59,277	\$70,688
2017 Average Household Income	\$72,363	\$72,953	\$84,576
2017 Per Capita Income	\$32,780	\$32,650	\$36,973
HIGHEST EDUCATIONAL ATTAINMENT			
Education Base - Age 25+	24,236	146,999	327,120
Less than 9th Grade	3.0%	3.1%	2.5%
Some High School	5.4%	5.6%	5.0%
High School or GED	30.1%	26.5%	25.4%
Some College	19.3%	17.5%	16.8%
Associates Degree	12.5%	11.7%	12.2%
Bachelors Degree or Higher	16.9%	19.7%	20.8%
POPULATION by EMPLOYMENT TYPE			
% White Collar	66.1%	66.7%	68.5%
% Blue Collar	33.9%	33.3%	31.5%
AGE			
Median Age	37.1	35.5	38.9
HOUSING			
% Renter Occupied Housing Units	47.3%	46.7%	58.2%
% Owner Occupied Housing	52.7%	53.3%	41.8%
HOUSING VALUES (OWNER OCCUPIED)			
Median Home Value	\$183,632	\$191,874	\$209,444



For information, contact:



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Member of:



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