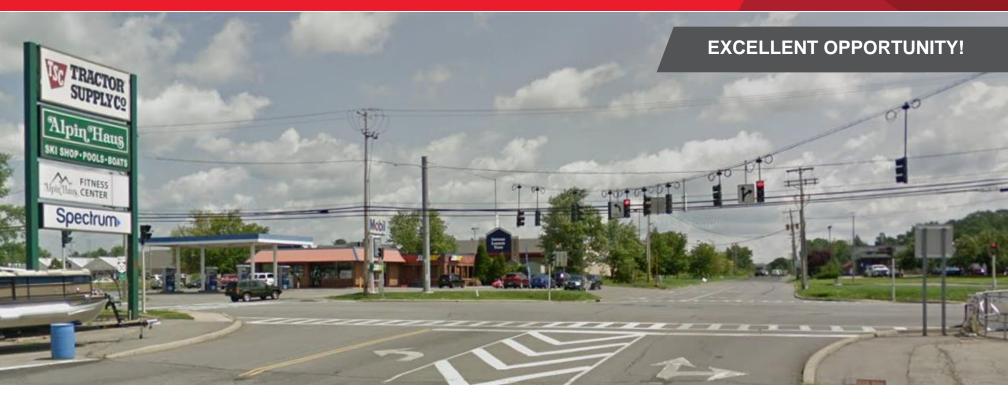


## FOR SALE OR LEASE 4843 State Highway 30

Amsterdam, NY 12010



Excellent opportunity on Rt. 30, Amsterdam. Mobil gas station and Subway at the signalized intersection of Route 30 and Wallins Corners Road for sale or lease. Adjacent 0.44+/- acre parcel located at 4839 Route 30 is also available. Traffic count approx. 18,000 AADT. Average sales of 400,000 gallons per year and approximately \$500,000 of inside sales per year. Please contact listing brokers for additional information and all showings.

Business Demographics					D
Radius	Total Businesses	Total Employees	Total Residential Population		Radiu
3 Miles	814	12,902	23,855		3 Mile
5 Miles	990	15,119	28,942		5 Mile
7 Miles	1,223	17,177	37,701		7 Mile

Demographic & Income Comparison Profile									
Radius	Population	Households	Median Household Income						
3 Miles	23,855	9,876	\$45,950						
5 Miles	28,942	11,930	\$48,790						

15.184

37.701

For more information, please contact

**Jeffrey D'Amore Associate Real Estate Broker** +1 518 954 9160 (mobile) jdamore@pyramidbrokerage.com

Michael J. Sampone **Associate Real Estate Broker** +1 518 727 7561 (mobile) msampone@pyramidbrokerage.com 40 British-American Boulevard Suite 2A Latham, New York 12110 +1 518 489 9199 (phone) +1 518 489 3492 (fax)

\$52.089

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FOR SALE OR LEASE 4843 State Highway 30

Amsterdam, NY 12010



Approximate plot lines; subject to survey verification

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Pizza Hut. LOWE'S Alpin Haus. Carwash BIG HARBOR FREIGHT SUPPLY Cº **Citizens Bank** ALD 30 RITE AID BANK Walmart > AT&T Ruby Tuesday JOANN Advance Auto Parts **METROMATTRESS** SUBWAY\* TRUSTCO BANK<sup>®</sup> MVHS BEALITY  $oldsymbol{O}$ KOHĽS TARGET Michaels DOLLAR TREE Marshalls, PETSMART Ĩ Panera BREAD" Mary Smenchie's 30 **Åspen** Dental Autozon RECOVERY sports grill southwest grill

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Approximate plot lines; subject to survey verification

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