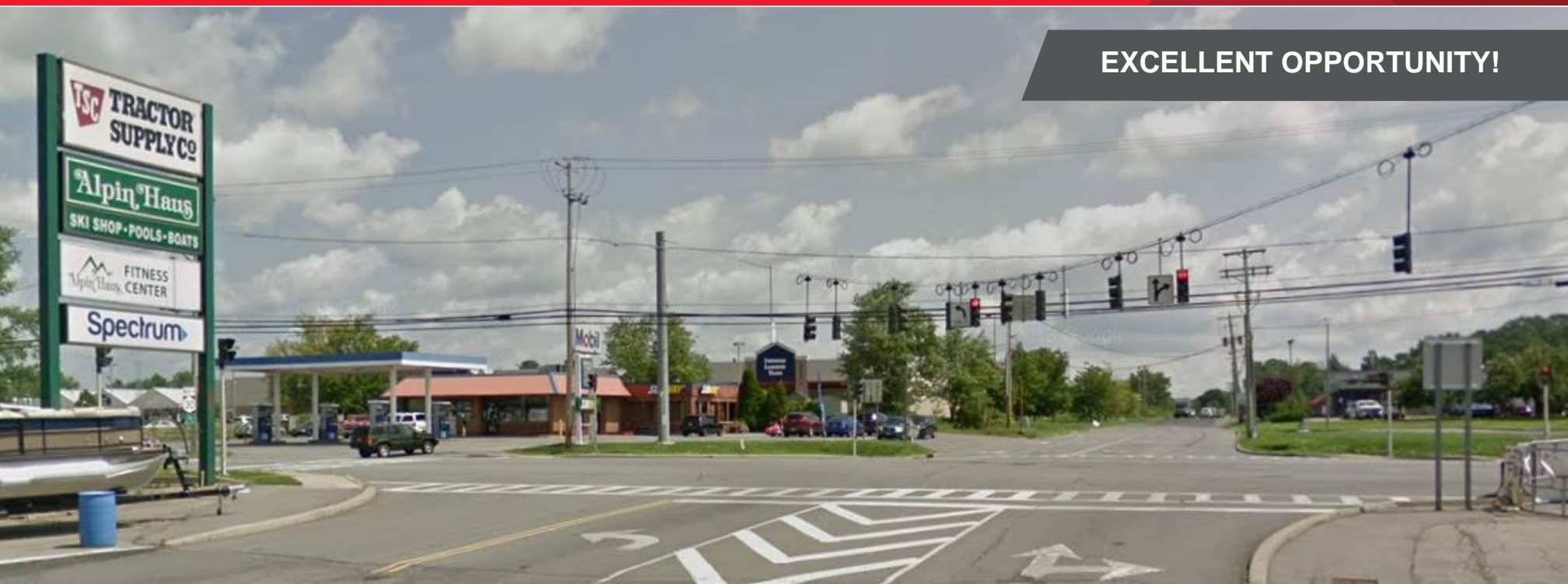


FOR SALE OR LEASE
4843 State Highway 30
Amsterdam, NY 12010
EXCELLENT OPPORTUNITY!


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

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
7 Miles	37,701	15,184	\$52,089

For more information, please contact

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Associate Real Estate Broker
+1 518 954 9160 (mobile)
jdamore@pyramidbrokerage.com

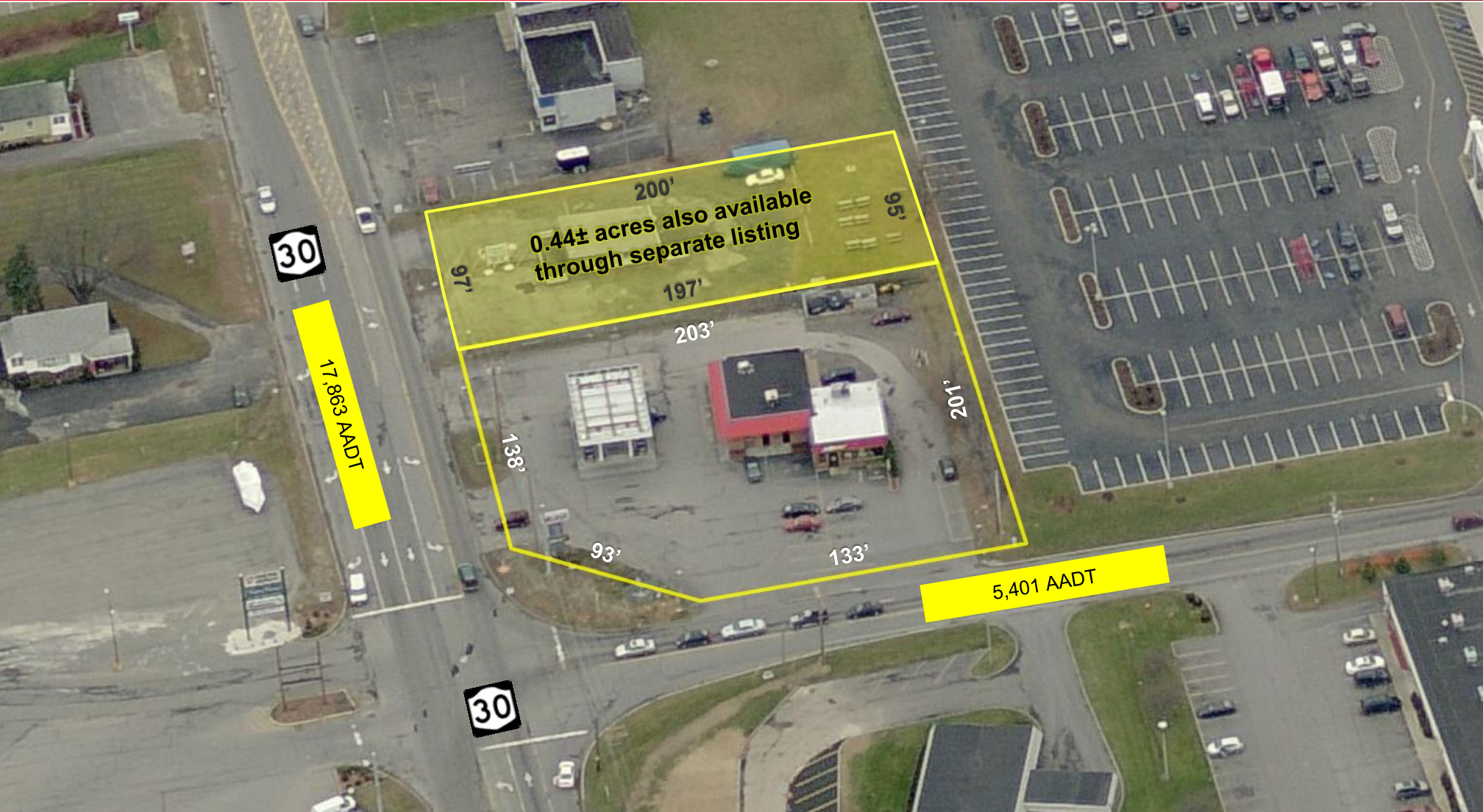
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FOR SALE OR LEASE

4843 State Highway 30

Amsterdam, NY 12010



0.44± acres also available through separate listing

17,863 AADT

5,401 AADT

Approximate plot lines; subject to survey verification



Walmart, TACO BELL, RBC, goodwill, AT&T, planet fitness, MAR-KET, METROMATRESS, Advance Auto Parts, Wendy's, SALLY BEAUTY, TRUSTCO BANK, SUBWAY, MVHS

TARGET, KOHL'S, Michaels, DOLLAR TREE, Marshalls, PETSMART, Panera BREAD, Starbucks COFFEE, Aspen Dental, Moe's southwest grill, CVS, Ashley Furniture HomeStore

RECOVERY sports grill, AutoZone, Walgreens, SEFCU