

**SOLAR POWER ENERGY!**

**EXCELLENT INVESTMENT OPPORTUNITY!**

Excellent business/investment property. Solar Power Energy! Successful/well known convenience store plus rental income. 2,200± SF also available for lease. 3 indoor docks with approximate 2,000 SF refrigerated space. Contact listing broker for financials.

Year Built	1970	Parking	25± parking spaces
Total Bldg. SF	20,000± (Combined)	At Grade Doors	N/A
Available SF	20,000± (Combined)	Loading Docks	3
Acres	2.7±	Construction	Concrete
Lease Price	N/A	Clear Height	12'
Lease Type	N/A	Fire Protection	N/A
Lease Term	N/A	Floors	1
Sale Price	\$449,000	Elevators	N/A
Zoned	05-Commercial	Roof	Rubber
Taxes	\$25,000 (Est.)	HVAC	GHA
Tax ID	270100 40.17-1-8	Utilities:	Municipal Water and Sewer

For more information, please contact:



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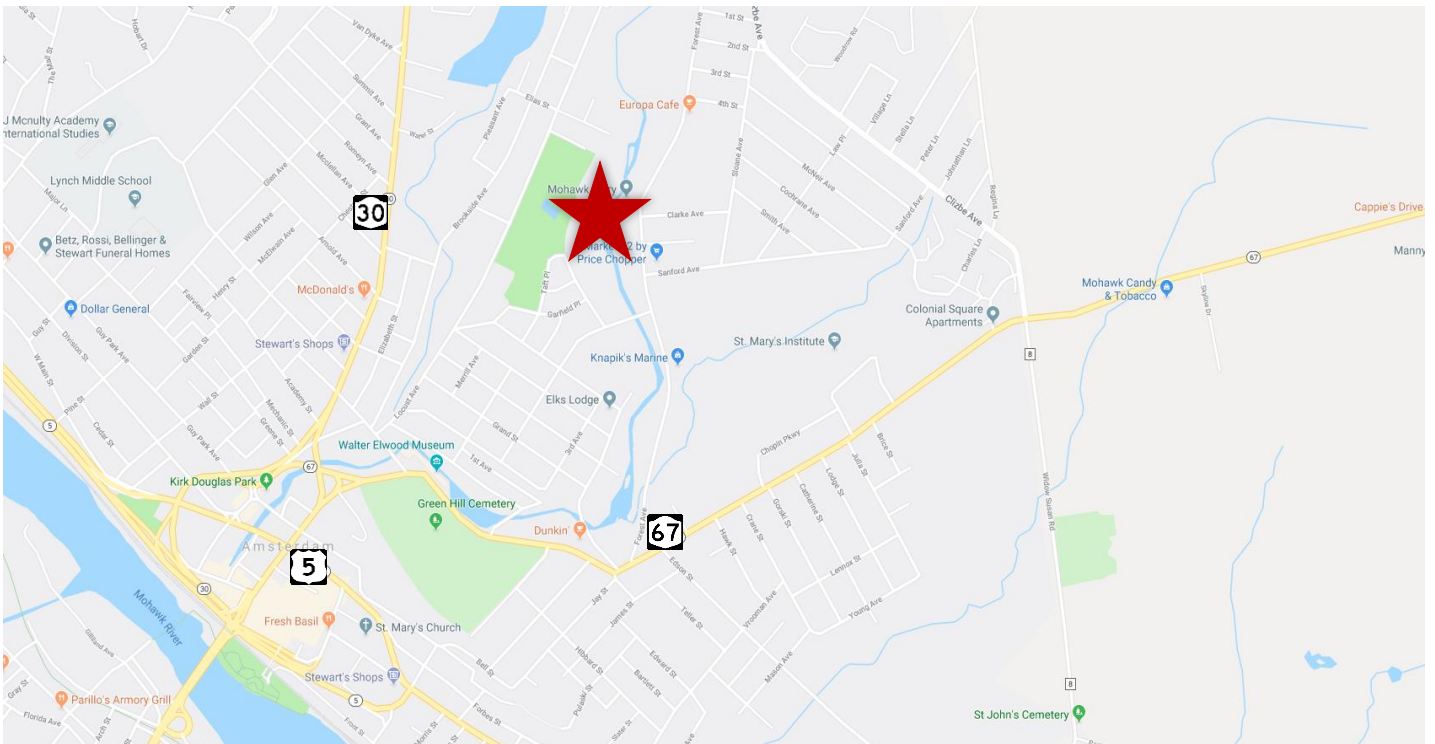
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Pictures



**Aerial / Location Map**

*Approximate site lines; subject to survey verification*



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Demographics



**Retail Market Potential**

260 Forest Ave, Amsterdam, New York, 12010  
 Ring Band: 0 - 5 mile radius

Prepared by Esri  
 Latitude: 42.94665  
 Longitude: -74.17743

Product/Consumer Behavior	Expected Number of Adults or HHs	Percent of Adults/HHs	MPI
<b>Convenience Stores (Adults)</b>			
Shopped at convenience store in last 6 months	14,058	65.6%	104
Bought brewed coffee at convenience store in last 30 days	2,992	14.0%	100
Bought cigarettes at convenience store in last 30 days	3,620	16.9%	156
Bought gas at convenience store in last 30 days	9,177	42.8%	115
Spent at convenience store in last 30 days: <\$1-19	1,231	5.7%	83
Spent at convenience store in last 30 days: \$20-\$39	2,125	9.9%	105
Spent at convenience store in last 30 days: \$40-\$50	1,825	8.5%	103
Spent at convenience store in last 30 days: \$51-\$99	1,334	6.2%	112
Spent at convenience store in last 30 days: \$100+	5,528	25.8%	116
<b>Grocery (Adults)</b>			
Used beef (fresh/frozen) in last 6 months	7,930	70.6%	102
Used bread in last 6 months	10,640	94.7%	102
Used chicken (fresh or frozen) in last 6 months	7,537	67.1%	97
Used turkey (fresh or frozen) in last 6 months	1,740	15.5%	103
Used fish/seafood (fresh or frozen) in last 6 months	5,719	50.9%	92
Used fresh fruit/vegetables in last 6 months	9,236	82.2%	96
Used fresh milk in last 6 months	9,841	87.6%	102
Used organic food in last 6 months	1,738	15.5%	65

**Data Note:** An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.  
**Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2019 and 2024.

October 09, 2019

Demographics

	3 Mile	5 Miles	10 Miles
Population	22,450	27,165	51,721
AVG. HH Income	\$ 61,934	\$ 61,626	\$ 70,928
Total Businesses	859	979	1,653
Total Employees	12,507	13,956	21,368

Traffic Counts

Forest Avenue & Route 67	9,312 AADT
Forest Avenue & 2 <sup>nd</sup> Avenue	3,486 AADT
Forest Avenue & Lyon Street	2,685 AADT

