

FORMER SEARS AVAILABLE IMMEDIATELY
Up to 103,296± Square Feet Available


PROPERTY HIGHLIGHTS

- Excellent opportunity for big box retailer
- Ideal for retail, medical, office, technology user, data centers or warehouses.
- Includes the Sears Department Store and Sears Auto Center
- Four (4) Docks and Three (3) Grade Level Doors
- Great visibility
- Less than 3.5 miles from new Rivers Casino
- Attached to the Viaport Rotterdam, the premier shopping and entertainment destination that has recently undergone a \$10 million restoration project. Viaport contains a 25,000SF aquarium and a 30,000SF Fun Zone with bowling alley, comedy club, arcade, and full bar and restaurant.
- Area Retailers include: Via Aquarium, Via Entertainment, Ninety Nine Restaurant, Champs Sports, Bath & Body Works, Avenue, Christopher & Banks, Foot Locker, Victoria's Secret, Rainbow, Kmart, Zurich Cinemas and Shoe Department Encore.

Demographic	3 Miles	7 Miles	10 Miles
Population	60,857	123,949	222,706
Households	24,471	50,418	89,107
Average Income	\$65,133	\$77,982	\$116,426
Total Business	1,989	3,635	7,205
Total Employees	31,518	59,291	119,879

Source: ESRI 2018

Traffic Counts	
W. Campbell Road & I-890	20,690 AADT
W. Campbell Road & Putnam Rd.	27,977 AADT
Campbell Avenue & Burdeck Street	29,113 AADT

Source: NYS DOT 2018

For more information, please contact:

Jeffrey D'Amore
 Associate Real Estate Broker
 518 954 9160
jdamore@pyramidbrokerage.com

40 British American Boulevard, Suite 2A
 Latham, New York 12110
 phone: +1 518 489 9199

FOR SALE OR LEASE
93 West Campbell Road
Rotterdam, New York



Approximate Plot Lines, Subject to Verification of Survey.

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93 West Campbell Road
Rotterdam, New York



Interior View



Auto Center Entrance



Loading Docks

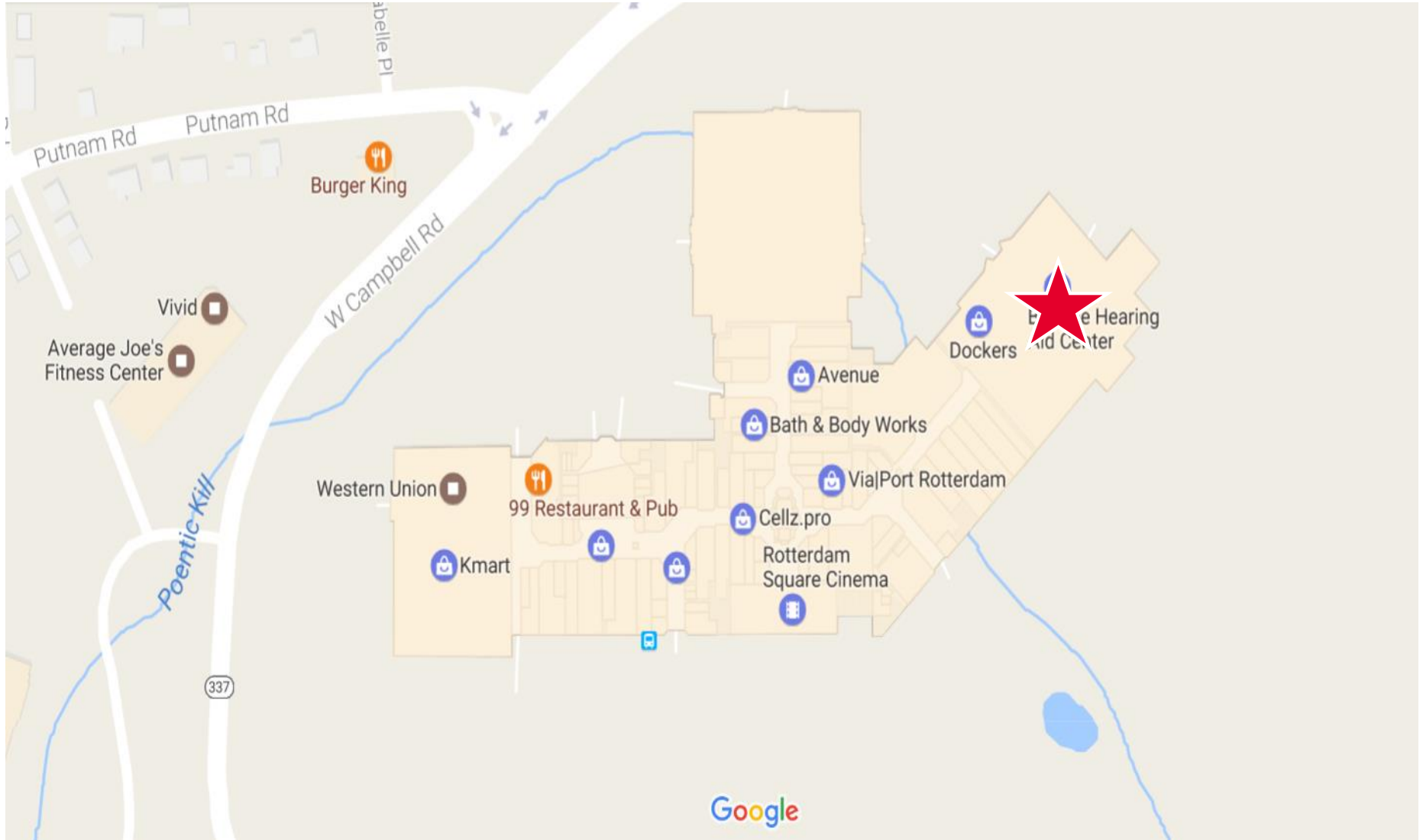


Main Entrance

FOR SALE OR LEASE

93 West Campbell Road

Rotterdam, New York



Location Map



Pyramid Brokerage
Company

FOR SALE OR LEASE

93 West Campbell Road

Rotterdam, New York

