



Approximate plot lines; subject to survey verification

**EXCELLENT DEVELOPMENT OPPORTUNITY!**

1.6± acres of vacant land for sale (currently used as a Christmas theme park). Commercial zoning allows for several potential uses. Sale includes 3 trailers for storage, an oversized carport, a storage shed, and a hospitality building with LED lighting. Location offers easy access to Route 67, 5, and I-90.

**Property Details**

Address	61 Lyon Street Amsterdam, NY 12010	Latitude	42.95313
Land Area	1.6± acres	Longitude	-74.17371
Zoning	Commercial	Utilities	Municipal water and sewer
Potential Uses	Land, Retail, Automotive, Sales, Outside Storage, and more	Volts	440
		Phase	3

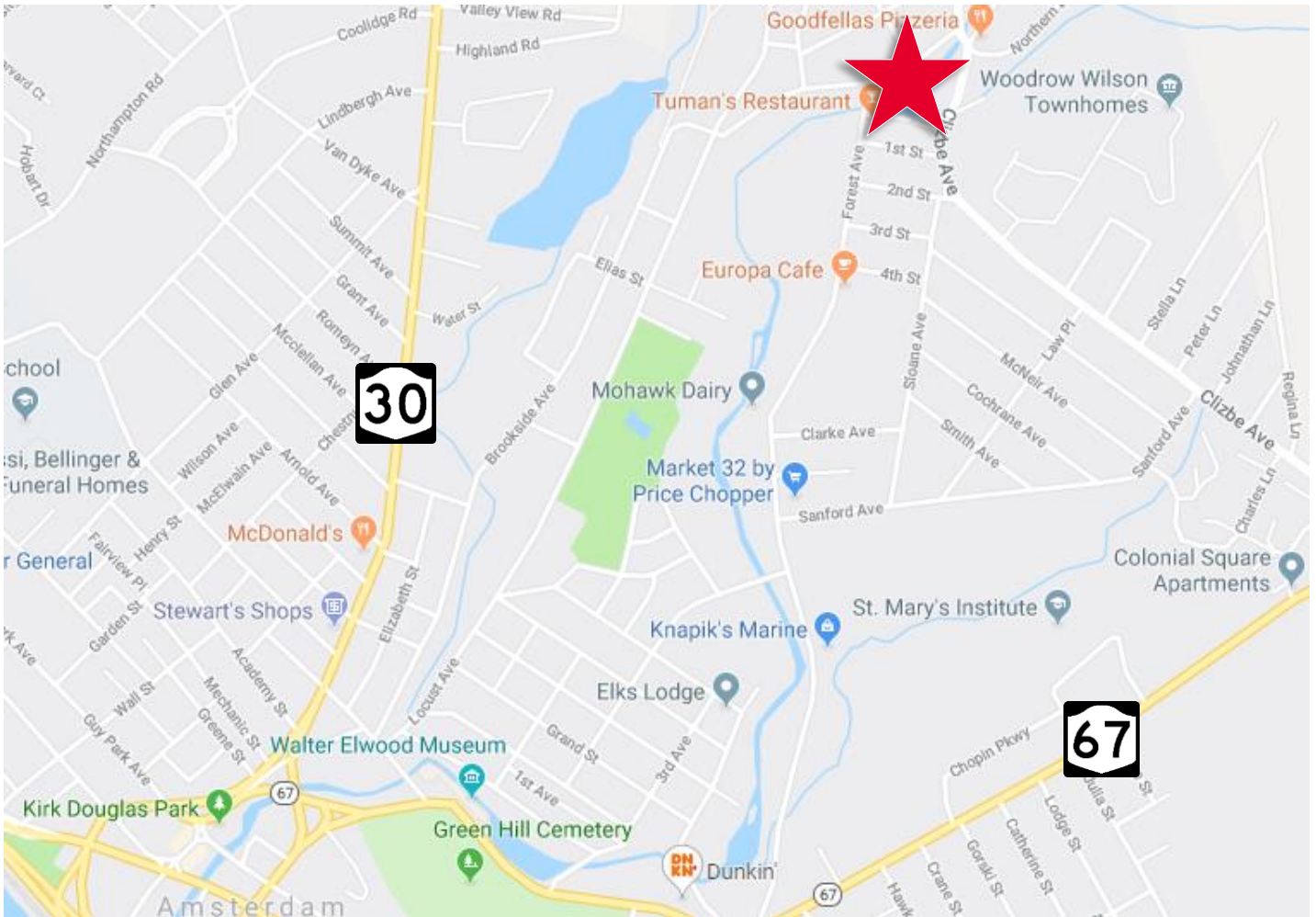
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**Aerial / Location Map**



**Demographics**

	1 Mile	3 Miles	5 Mile
Population	7,176	22,739	27,352
AVG. HH Income	\$66,101	\$62,479	\$65,391
Daytime Population	5,210	25,573	28,976

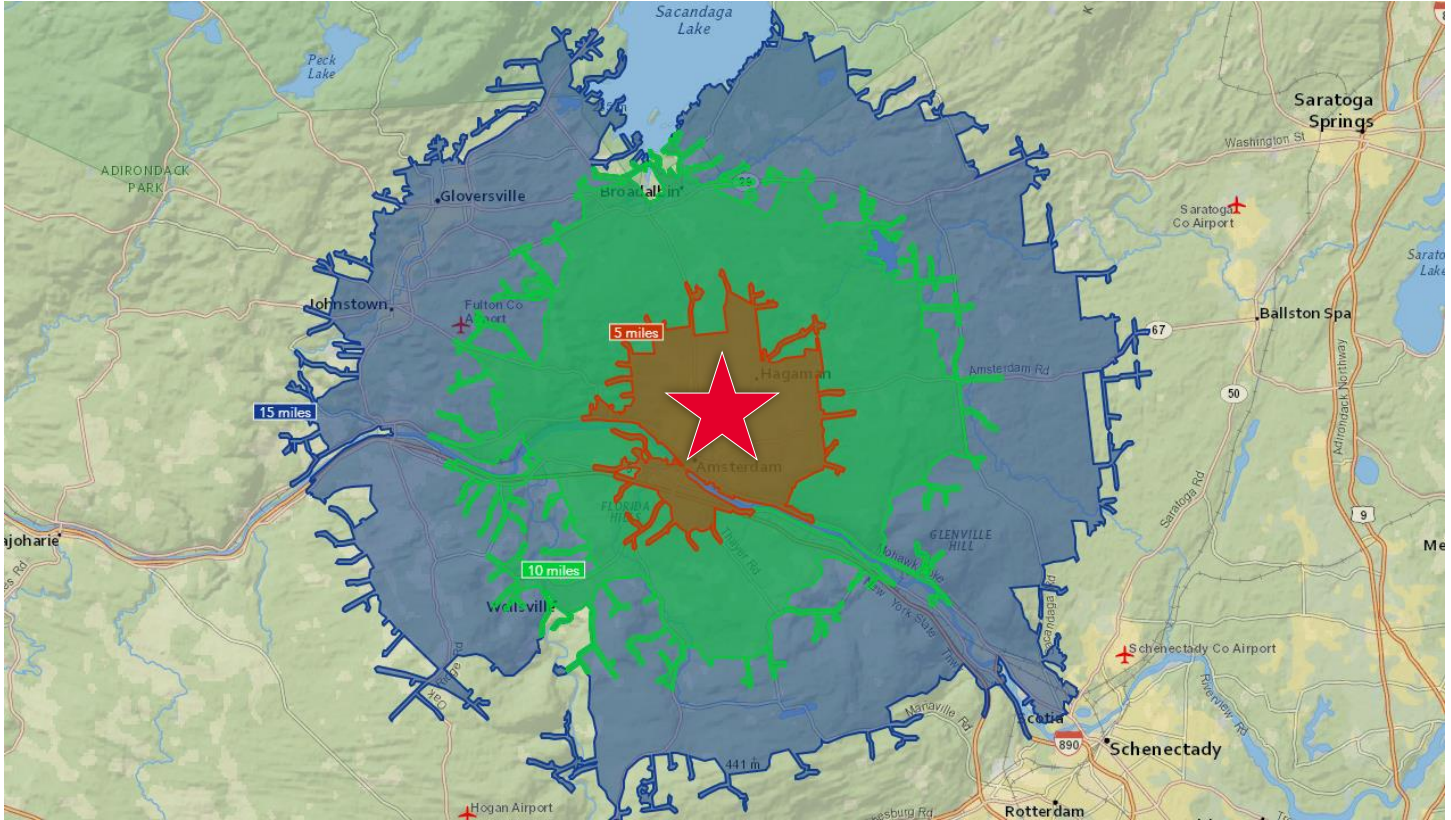
Source: ESRI, 2019

**Traffic Counts**

Clizbe Avenue @ Lyon Street:	6,490 AADT
Forest Avenue @ Lyon Street:	2,918 AADT
Locust Avenue @ Lyon Street:	2,762 AADT
Church Street @ Forest Avenue	7,283 AADT

Source: NYS Traffic Data Viewer, 2019





Source: ESRI, 2019

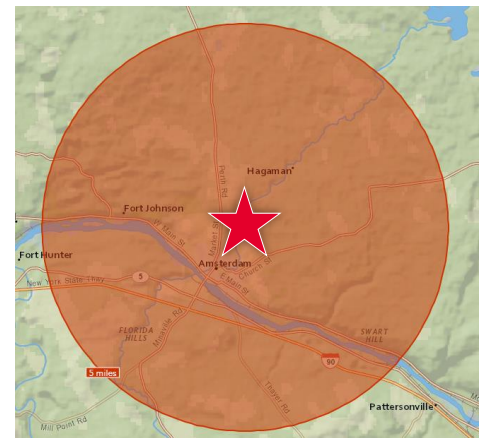
Drive Map: 5, 10, 15 miles

Housing Units by Occupancy Status and Tenure	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	13,269	100.0%	13,430	100.0%	13,520	100.0%
Occupied	11,594	87.4%	11,305	84.2%	10,999	81.4%
Owner	7,022	52.9%	6,742	50.2%	6,559	48.5%
Renter	4,572	34.5%	4,563	34.0%	4,440	32.8%
Vacant	1,675	12.6%	2,125	15.8%	2,521	18.6%

2019 Population by Age	5 miles	
	Number	Percent
Age 0 - 4	1,594	5.8%
Age 5 - 9	1,597	5.8%
Age 10 - 14	1,589	5.8%
Age 15 - 19	1,557	5.7%
Age 20 - 24	1,490	5.4%
Age 25 - 34	3,653	13.4%
Age 35 - 44	3,161	11.6%
Age 45 - 54	3,284	12.0%
Age 55 - 64	3,815	13.9%
Age 65 - 74	3,077	11.2%
Age 75 - 84	1,534	5.6%
Age 85+	1,002	3.7%

Demographics reflect a 5 mile radius

Source: ESRI, 2019



Radius Map: Ring of 5 miles

Source: ESRI, 2019