



**FOR SALE - SCHENECTADY  
+/-2.9 ACRE - PRIME REDEVELOPMENT**  
**STATE ST. & BRANDYWINE AVE  
SCHENECTADY, NEW YORK**

**SITE**

**EXCLUSIVE LEASING CONTACTS**

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All information furnished regarding properties for sale or lease is from sources deemed reliable; however, no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, change of price, prior sale, lease or withdrawal without notice.

# SITE INFORMATION

**Address:** 1101 State Street, Schenectady, NY  
(11 parcel assemblage at the intersection of State Street and Brandywine Avenue).

**Price:** For Sale at ~~\$1,700,000~~ \$1,350,000

**Lot Size:** +/-2.87 Acres (potential to purchase a +/- .18 Acre contiguous parcel at 1119 State Street to expand frontage along State Street)

**Zoning:** C2 - Mixed Use Commercial

**Traffic Counts:** 13,490 AADT cars/day on State Street  
10,485 AADT on Brandywine Avenue  
9,282 AADT on McClellan Street

**Frontage:** +/-220' of frontage on State Street  
+/-479' of frontage on Brandywine Ave  
+/-33' of frontage on McClellan Street

**Access:** Current access along State Street and Brandywine Ave with potential access along McClellan Ave subject to governmental approval.

**Taxes:** Currently estimated at +/-40,000/year

**Details:** A rare, large assemblage at the highly visible and heavily travelled intersection of State Street and Brandywine Ave in Schenectady (+/-2.87 acres on 11 parcels).

Initial development plans and studies have already been performed. DOT is working to establish full movements along and onto Brandywine Ave.

One of the busiest intersections in Schenectady and one of the densest residential and business areas in the entire Capital Region.

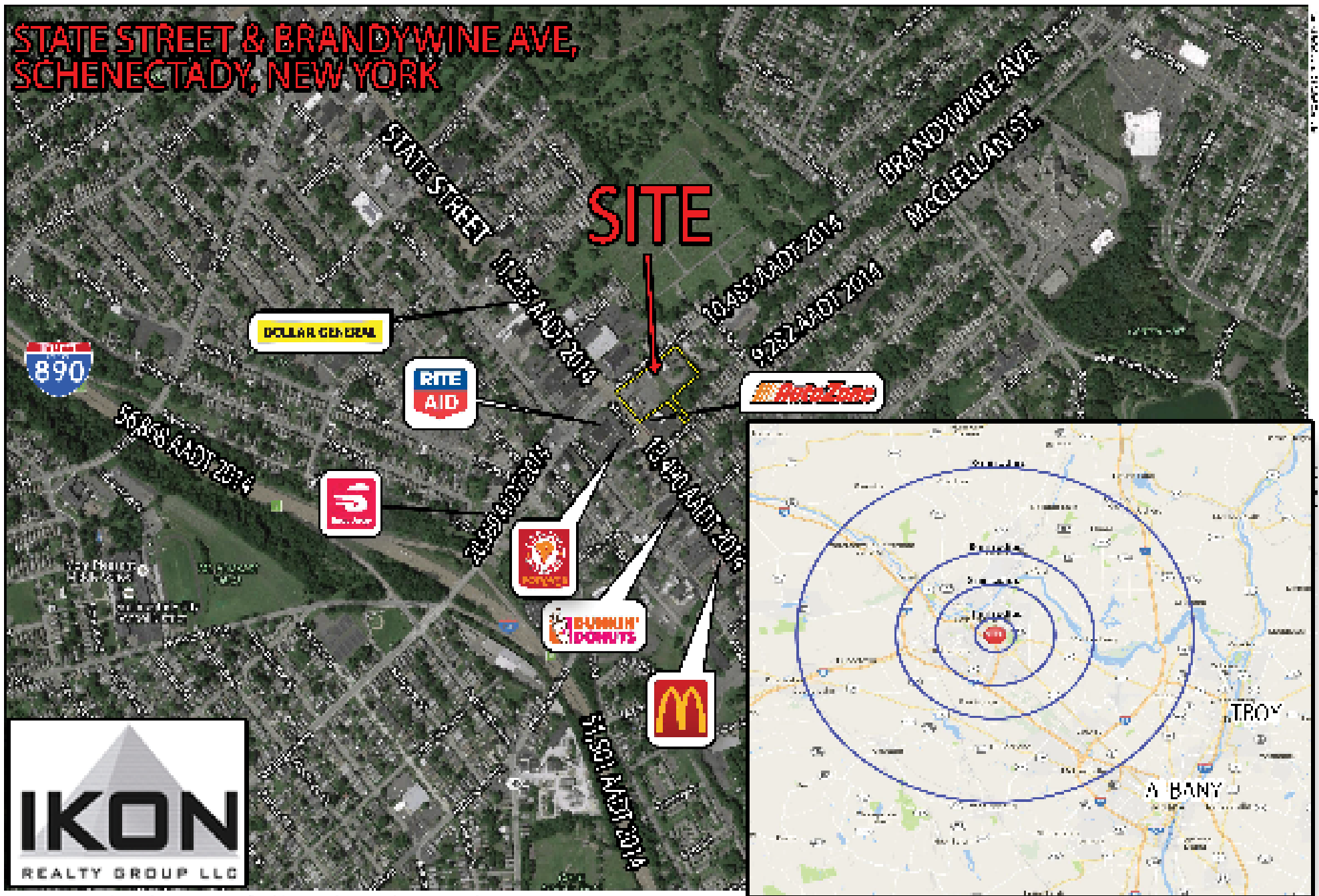
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# 2016 DEMOGRAPHIC SUMMARY

	1 Mile	3 Mile	5 Mile	10 Mile
General Population Statistics	28,550	106,372	149,544	303,175
Average Household Income Statistics	\$42,603	\$67,520	\$76,730	\$89,290
Median Age Statistics	31.5	37.1	39	40.4
Daytime Population (Employees) Statistics	10,004	68,256	95,952	240,632
Daytime Population (Establishments) Statistics	841	3,981	5,455	15,029



# STATE STREET & BRANDYWINE AVE, SCHENECTADY, NEW YORK



## SITE

DOLLAR GENERAL

RITE AID

AutoZone

5

DUNKIN' DONUTS

DUNKIN' DONUTS

McDonald's

