TITAN COMMERCIAL REALTY GROUP LLC



PROUDLY PRESENTS:

4879 NYS ROUTE 30 AMSTERDAM, NY 12010 MONTGOMERY COUNTY





TITAN COMMERCIAL REALTY GROUP LLC

QUICK FACTS

- AMSTERDAM IS THE REGIONAL SHOPPING HUB FOR MONTGOMERY & FULTON COUNTIES.
- BUILD TO SUIT OR GROUND LEASE OPTIONS ON PAD.
- STAND ALONE PAD SITE OPPORTUNITIES WITHIN PERTH PLAZA.
- DEVELOPED RETAIL/COMMERCIAL CORRIDOR: HOME DEPOT, LOWES, WALMART, TARGET, PRICE CHOPPER, TRACTOR SUPPLY, HARBOR FREIGHT AND MANY MORE.
- AVAILABLE SPACE: 27,034 SQ. FT. (FORMER CINEMA), 3,600 SQ. FT., 3,100 SQ. FT.
- ASKING: \$14.00 PSF NNN
- NNN'S: \$2.31 PSF (CAM: \$0.72 PSF, TAX: \$1.06 PSF, INS: \$0.53 PSF)

DEMOGRAPHICS

	2 MILE	3 MILE	5 MILE	7 MILE
POPULATION	14,521	24,210	29,158	37,805
AVERAGE HH INCOME	\$69,037	\$62,619	\$67,115	\$70,540
MEDIAN AGE	40.0	39.4	40.5	41.5
TOTAL BUSINESSES	387	682	788	949
TOTAL EMPLOYEES	5,063	8,677	10,159	12,309



TITAN COMMERCIAL REALTY GROUP LLC

VIDEO TOUR



Discover Your Next Retail Space at Perth Plaza in Amsterdam, NY - Retail Space for Lease Video Tour





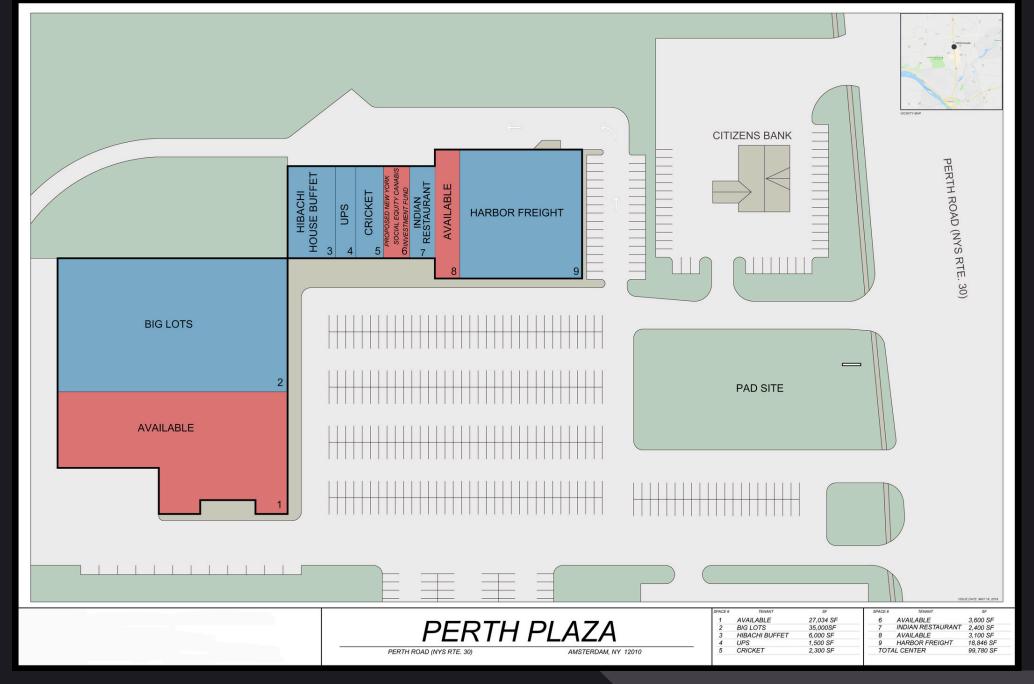
TITAN COMMERCIAL REALTY GROUP LLC 24 AVIATION RD, ALBANY, NY, 12205 518 400 0668

ONE DEAL AT A TIME

TODD J DROWLETTE

HELPING BUILD EMPIRES TOROWLETTE@TITANCOMMERCIALREALTYGROUP.COM NYS LICENSED REAL ESTATE BROKER MANAGING DIRECTOR 518 400 0668 EXT 702

WWW.TITANCOMMERCIALREALTYGROUP.COM



TITAN COMMERCIAL REALTY GROUP LLC 24 AVIATION RD, ALBANY, NY, 12205 518 400 0668

WWW.TITANCOMMERCIALREALTYGROUP.COM

HELPING BUILD EMPIRES TOROWLETTE@TITANCOMMERCIALREALTYGROUP.COM ONE DEAL AT A TIME

TODD J DROWLETTE

NYS LICENSED REAL ESTATE BROKER MANAGING DIRECTOR 518 400 0668 EXT 702

CONTACT INFORMATION

Exclusively Listed By



TITAN COMMERCIAL REALTY GROUP LLC

TDROWLETTE@TITANCOMMERCIALREALTYGROUP.COM
NYS LICENSED REAL ESTATE BROKER
MANAGING DIRECTOR
518 400 0668 EXT 702

24 Aviation Road, Suite 202

Albany, New York 12205

www.TitanCommercialRealtyGroup.com

https://www.dos.ny.gov/licensing/docs/FairHousingNotice_new.pdf



TODD J DROWLETTE

HELPING BUILD EMPIRES ONE DEAL AT A TIME