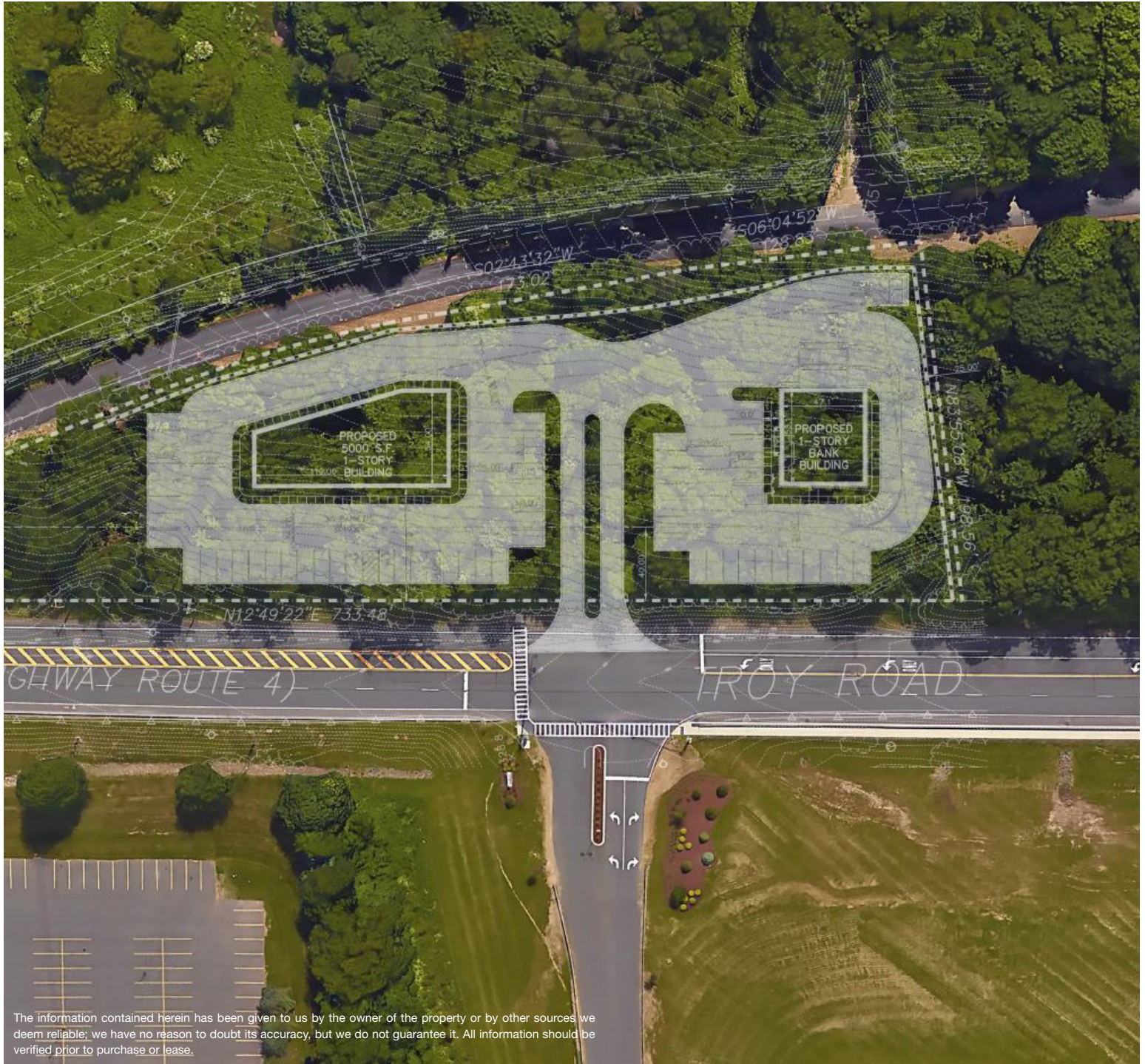


Route 4 / Thompson Hill Road,  
East Greenbush, New York, 12061

**BUILD TO SUIT**  
LEASE (2) PADS \$40,000 / YR EACH SALE \$800,000



The information contained herein has been given to us by the owner of the property or by other sources we deem reliable; we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

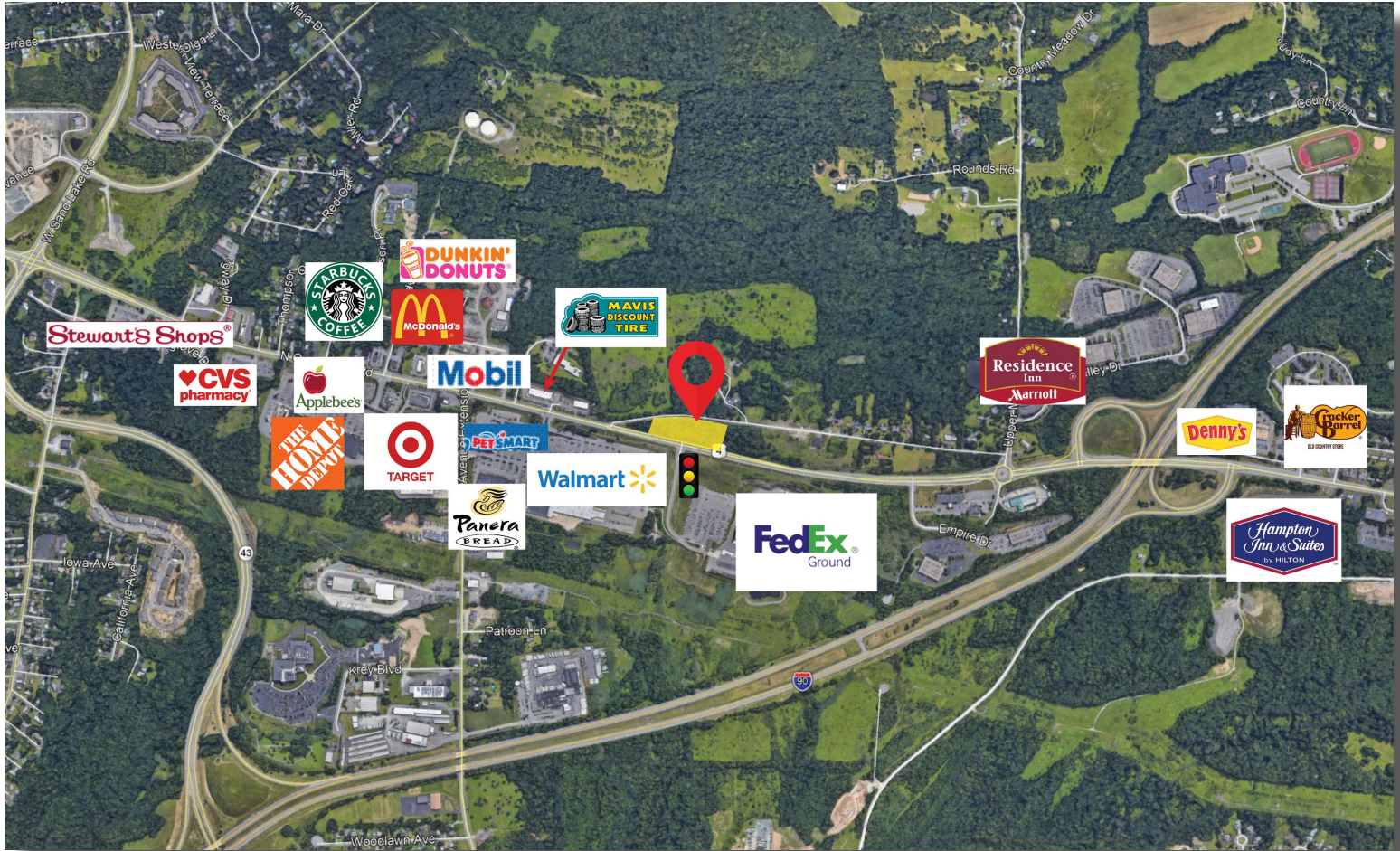
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# Route 4 / Thompson Hill Road, East Greenbush, New York, 12061

LEASE (2) RETAIL PADS \$40,000 / YR EACH SALE \$800,000



## Property Features

- 1.5 acre parcel
- Pad Site 1: 5,000 SF building with 35 parking spaces
- Pad Site 2: 2,500 SF building with 22 parking spaces
- Annual average traffic count of 19,320 vehicles per day
- Located at a lighted intersection
- Municipal water and sewer

Demographics	1 mile radius	3 mile radius	5 mile radius
Population	1,191	31,337	126,058
Avg. Household Income	\$111,056	\$72,165	\$65,474
Number of Households	392	13,481	52,595

For more information, contact:

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