

**FOR  
LEASE**

# 487 CAMPBELL AVENUE

TROY, NY 12180

**FULLY APPROVED DRIVE-THRU SITE**



**FULLY APPROVED +/- 4,000SF BUILDING WITH 2 DRIVE-THRUS  
WILL BUILD TO SUIT  
17,130 AADT  
GREAT VISIBILITY  
MINUTES FROM I-787 & I-87  
PERFECT FOR FAST FOOD, RETAIL, BANKING OR URGENT CARE  
MINUTES FROM HUDSON VALLEY COMMUNITY COLLEGE WITH  
+/- 9,300 STUDENTS**

**FOR MORE  
INFORMATION  
PLEASE  
CONTACT**

**THOMAS A. MILLER**  
Associate Real Estate Broker  
(518) 495-1000 mobile  
Tommy@CarrowRealEstate.com

**GROUND LEASE  
\$80,000 NNN**



**Adding Value Through Professional Real Estate Services**

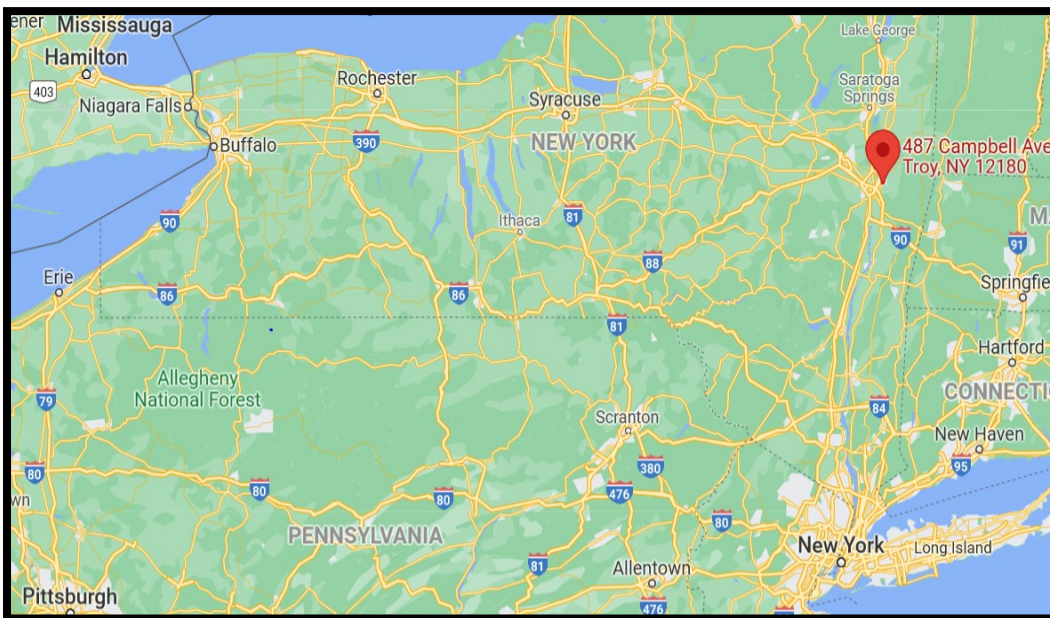
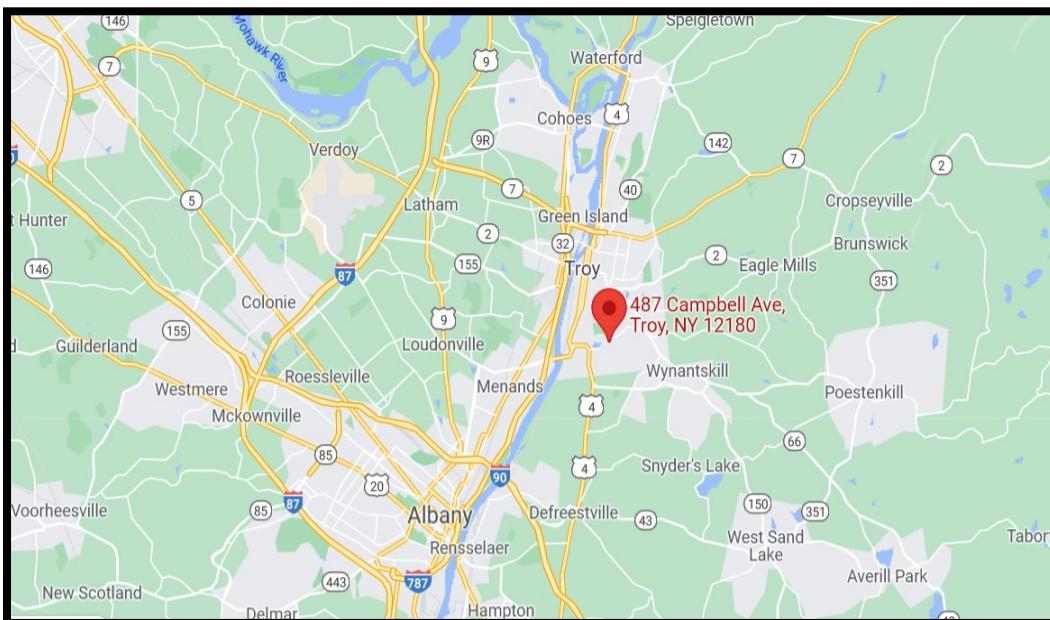
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## LOCATION



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## DEMOGRAPHICS

### Population

	2 mile	5 mile	10 mile
2010 Population	39,016	136,841	372,324
2021 Population	39,019	138,023	373,070
2026 Population Projection	38,905	137,715	371,769

### Households

	2 mile	5 mile	10 mile
2010 Households	16,002	57,485	155,104
2021 Households	15,925	57,913	155,209
2026 Household Projection	15,864	57,771	154,620

### Income

	2 mile	5 mile	10 mile
Avg Household Income	\$70,852	\$80,079	\$86,648
Median Household Income	\$55,249	\$60,554	\$67,261

### Housing

	2 mile	5 mile	10 mile
Median Home Value	\$170,075	\$204,661	\$224,244
Median Year Built	1948	1955	1958

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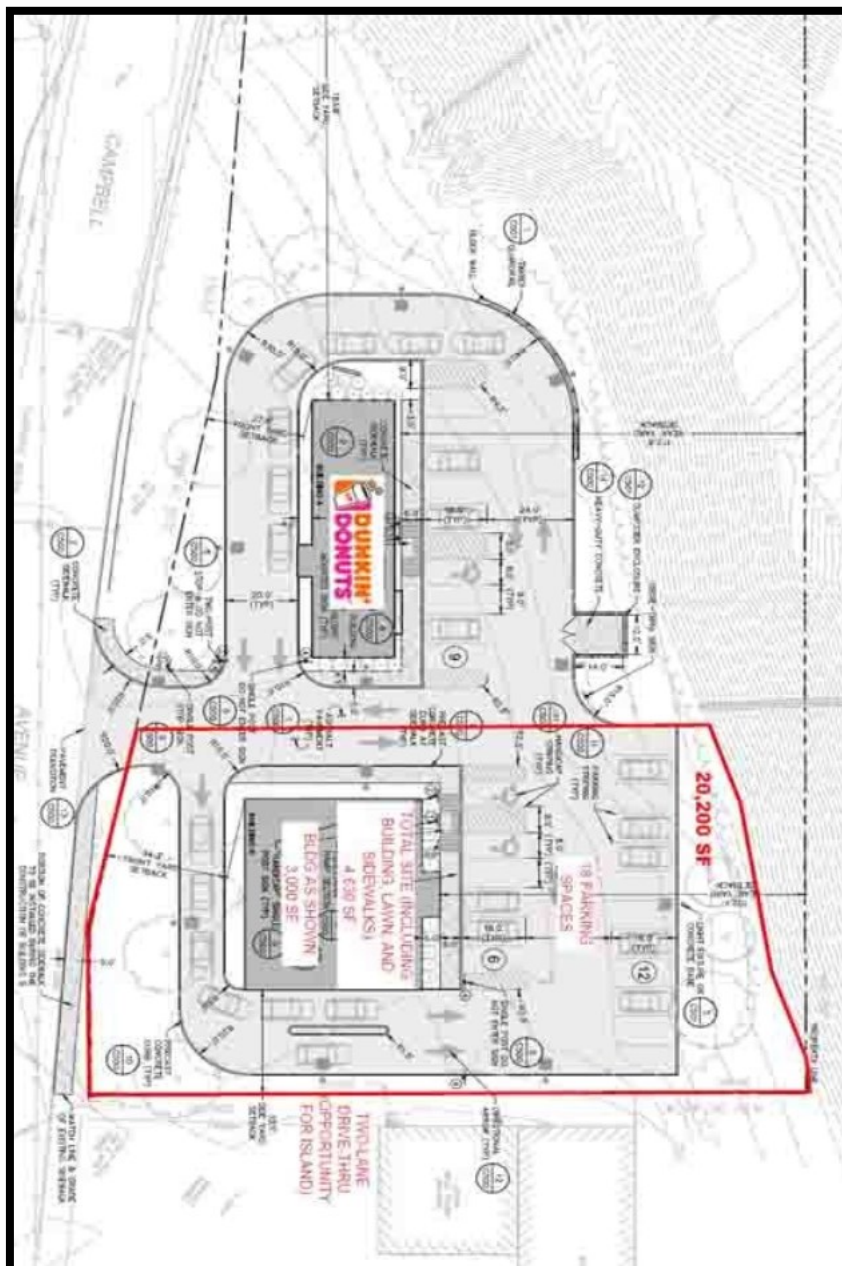


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## SITE PLAN



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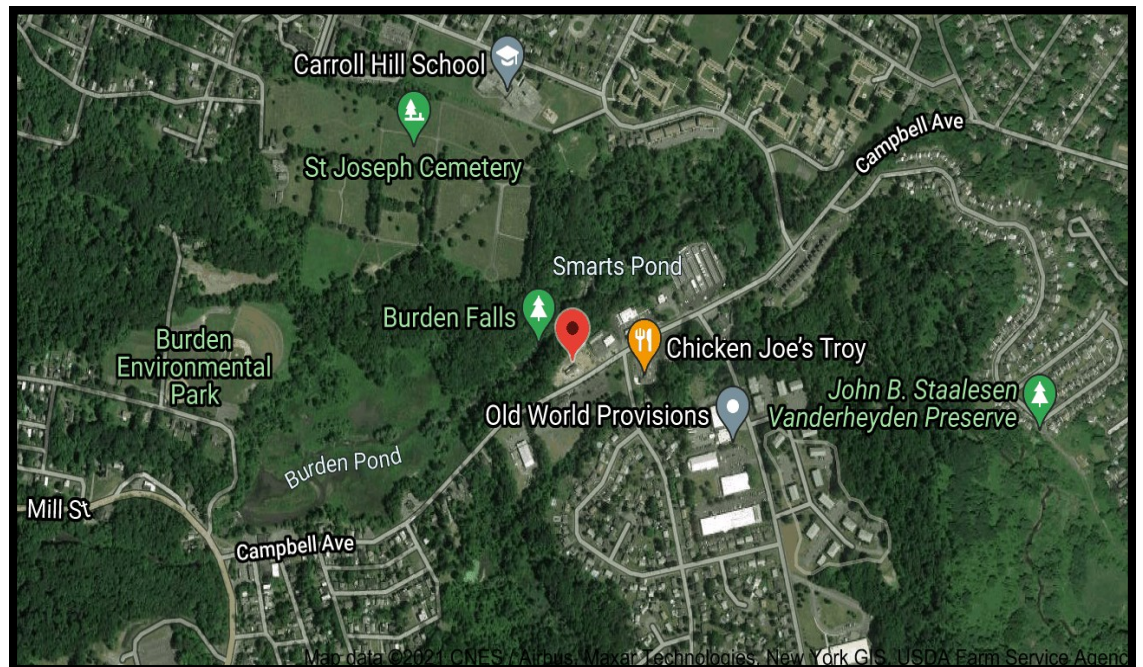
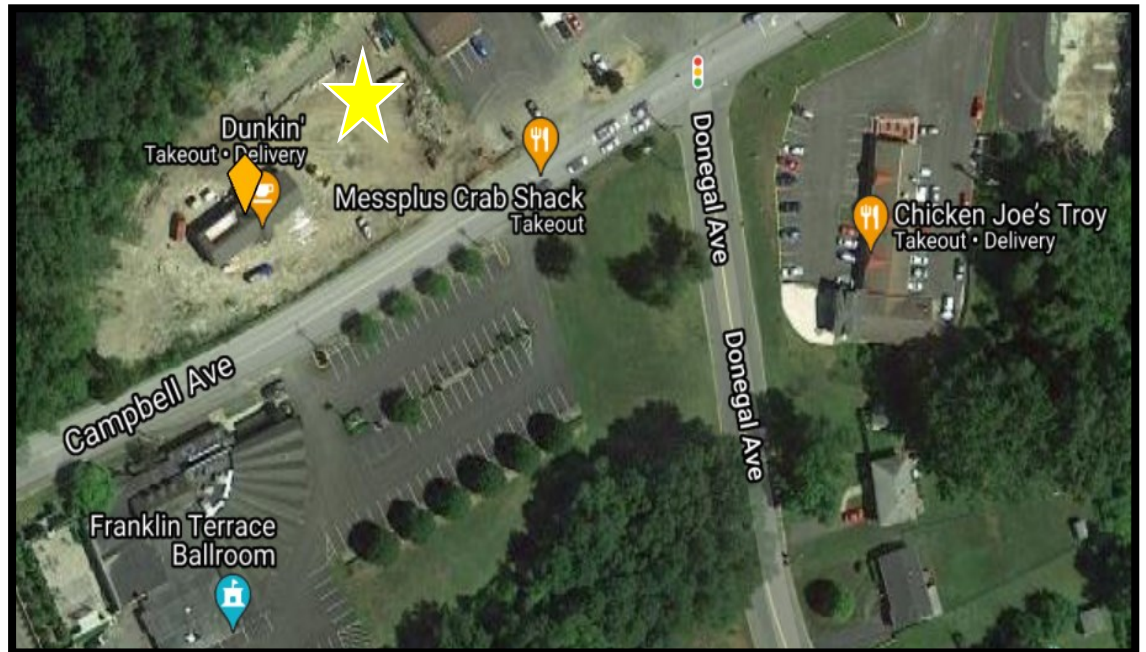
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AERIAL  
VIEW



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