

**FOR
SALE**

611 TROY SCHENECTADY RD LATHAM, NY

INCREDIBLE DEVELOPMENT OPPORTUNITY



+/-4.90 ACRES

IMMEDIATELY OFF EXIT 6 OF THE NORTHWAY I-87

121,505 AADT

MINUTES FROM ALBANY INTERNATIONAL AIRPORT

CURRENTLY 134 ROOM QUALITY INN & SUITES HOTEL

MUNICIPAL WATER & SEWER

HIGHWAY COMMERCIAL OFFICE RESIDENTIAL (HCOR) ZONING

PERFECT FOR HOTEL / OFFICE / RETAIL / RESIDENTIAL REDEVELOPMENT

PHENOMENAL EXPOSURE AND VISIBILITY FROM I-87

IRREPLACEABLE LOCATION

**FOR MORE
INFORMATION
PLEASE
CONTACT**

RUDY R. LYNCH, CCIM

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Rudy@CarrowRealEstate.com

THOMAS A. MILLER

NYS Licensed Associate Real Estate Broker
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FOR SALE

\$5,890,000



Adding Value Through Professional Real Estate Services

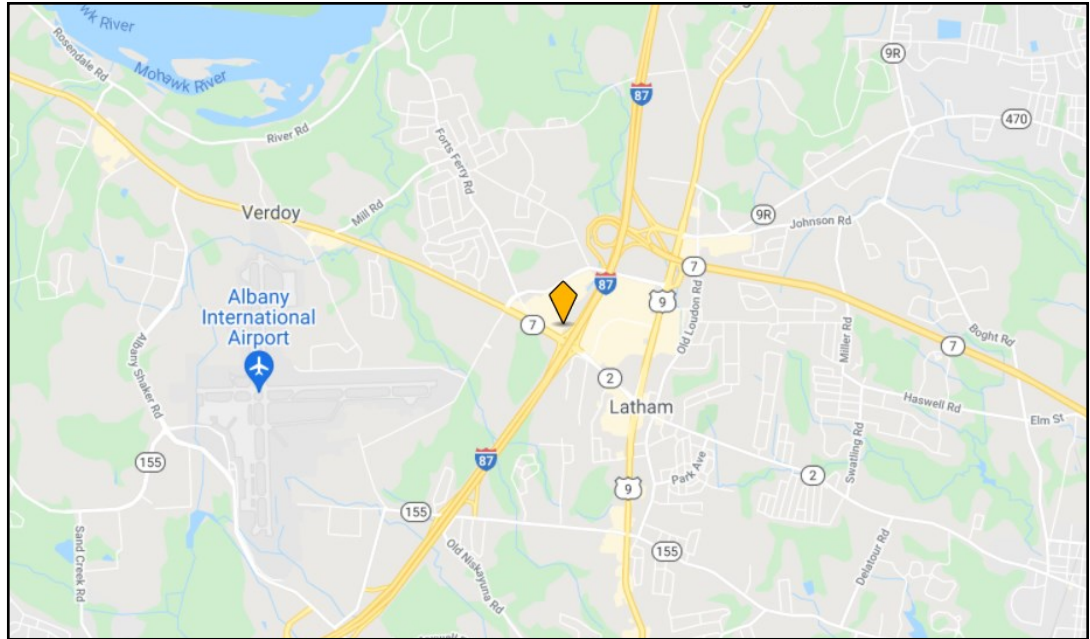
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611 TROY SCHENECTADY RD

LATHAM, NY

LOCATION



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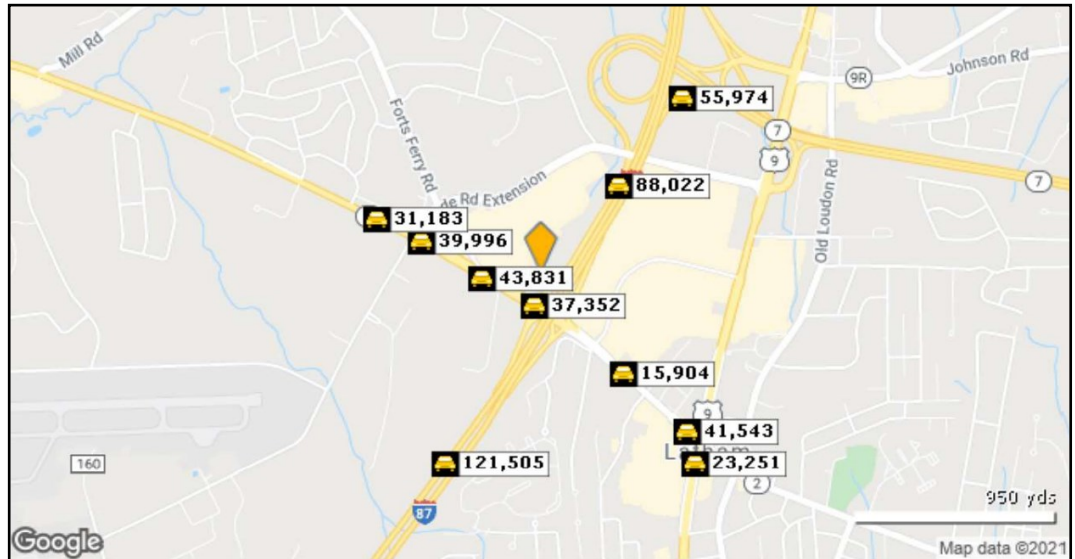
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611 TROY SCHENECTADY RD

LATHAM, NY

TRAFFIC



TAX MAP



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611 TROY SCHENECTADY RD

LATHAM, NY

SATELLITE
VIEW



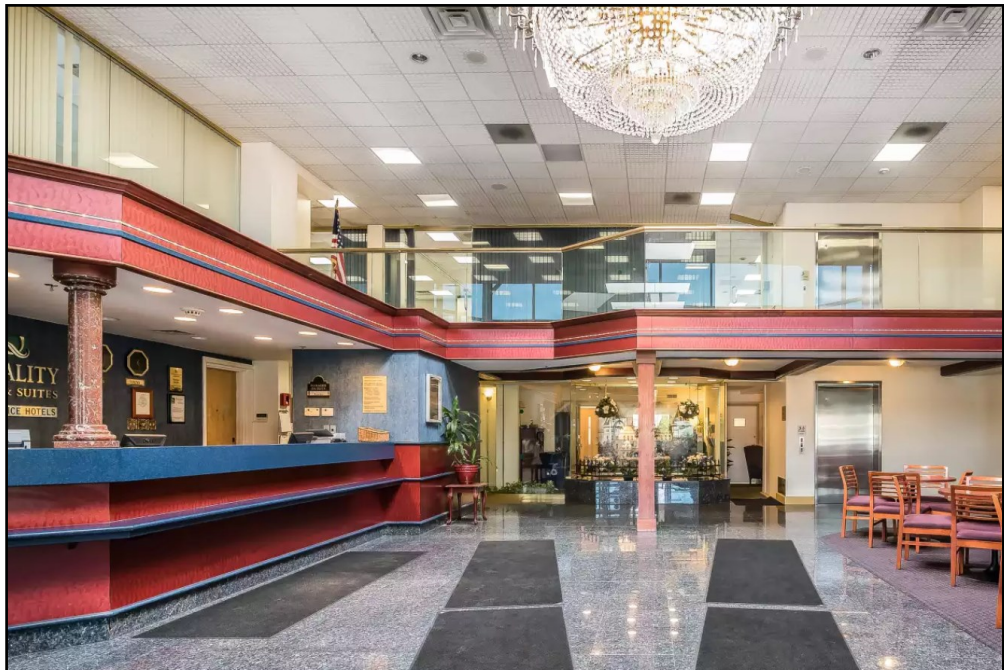
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611 TROY SCHENECTADY RD
LATHAM, NY

134 ROOM
QUALITY INN
& SUITES



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611 TROY SCHENECTADY RD

LATHAM, NY

DEMOGRAPHICS

Population

	2 mile	5 mile	10 mile
2010 Population	19,381	142,889	496,006
2020 Population	19,491	143,230	500,324
2025 Population Projection	19,461	143,208	501,745

Households

	2 mile	5 mile	10 mile
2010 Households	7,979	59,880	205,269
2020 Households	8,023	60,066	206,746
2025 Household Projection	8,013	60,080	207,303

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$98,210	\$84,454	\$84,861
Median Household Income	\$79,760	\$64,570	\$64,598

Housing

	2 mile	5 mile	10 mile
Median Home Value	\$256,125	\$229,748	\$213,435
Median Year Built	1971	1960	1958

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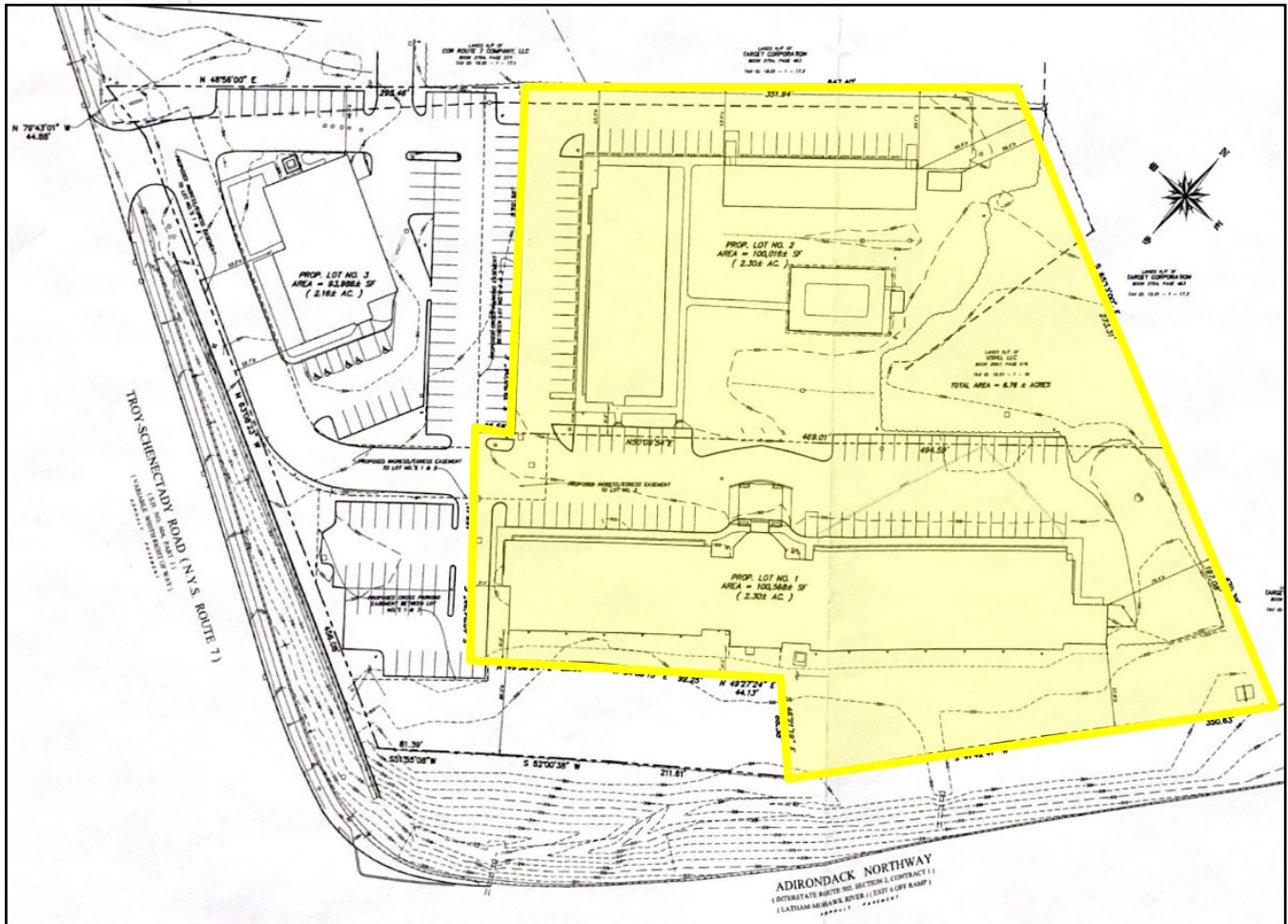
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611 TROY SCHENECTADY RD LATHAM, NY

SURVEY



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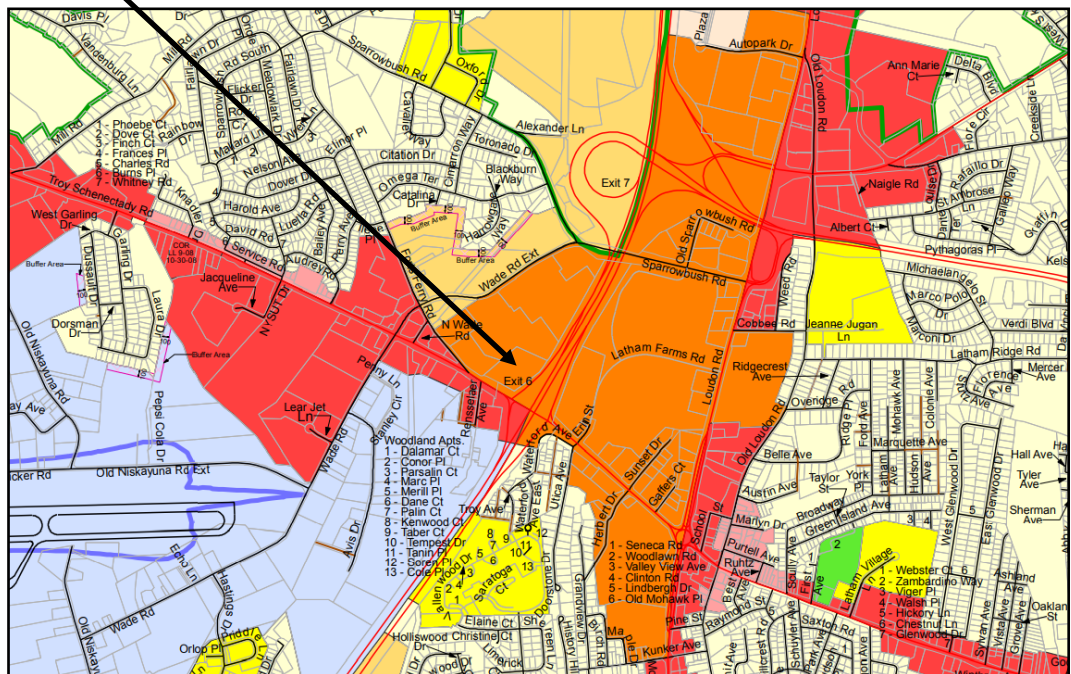
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ZONING

HCOR — Highway Commercial Office Residential District. The purpose of the Highway Commercial Office Residential District (HCOR) is to promote the development of mixed-use areas that will also allow for larger format retail development. This district provides for the intermixing of commercial, office and residential uses. The mixing of uses in this district will help reduce the need for excessive parking and lay the foundation for an increase in the use of public transit. Flexibility is the key to this district, allowing a mix of uses based on the ability of the applicant to be creative. The HCOR District will unify these varied uses through superior design. Elements such as limited front yard setbacks; multistory buildings with retail, food service and other active uses on the ground floors; on-street parking, where appropriate, and off-street parking on the side or rear of the buildings will be encouraged in this district through the use of design standards. The design standards will also aim to create an environment that is as pedestrian-friendly as possible, where appropriate. Additionally, the HCOR District will allow for commercial automobile-services activities, including commercial and retail support uses. The district will consolidate retail uses such as shopping malls and large format retailers. Design guidelines will be fostered to consider neighboring land uses.

Highway Commercial Office Residential (HCOR)



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