

128 Polar Plaza, Amsterdam, NY

FORMER 518 GRILLE



**AVAILABLE FOR
LEASE**

PROPERTY OVERVIEW

3,000± SF of commercial space available in Polar Plaza on Wallins Corner Road. Building is located within heavy commercial corridor with over 19,662± AADT. Previously occupied by a long-established restaurant, but can be utilized for a number of other uses. Restaurant equipment is not included in the lease. Space includes drive-up window and separate office/banquet room. Co-tenants in plaza include Schenectady Pulmonary, Fantastic Sams, and Empire Visionworks. Plaza is across from Lowes and in close proximity to Subway, Big Lots, Hannaford, Aldi, Dunkin Donuts and Burger King.



For More Information:

Lori D. Dalrymple, MA., M.Ed.
Licensed Real Estate Salesperson, REALTOR®
518-952-5768 (cell)
ldalrymple@mjdreamworks.com



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176 PERSHING AVENUE
WYNANTSKILL, NY 12198

Demographics Map & Report



HIGHLIGHTS

Lease Rate: \$18.50/SF NNN
Type: Store/Office/Mixed Use
Building SF: 20,388+/- SF
Available SF: 3,000+/- SF
Frontage: 138.0 SF
Year Built: 1989
Stories: 1
Clear Height: 9'
Water/Sewer Source: Municipal
Central Air: Yes
Heat: Natural Gas

3 Mile Radius

Total Population	22,465±
Total Daytime Population	24,000±
Median Age	38.8±
Average Household Income	\$57,972.00±
Average Commute Time	5-10± minutes

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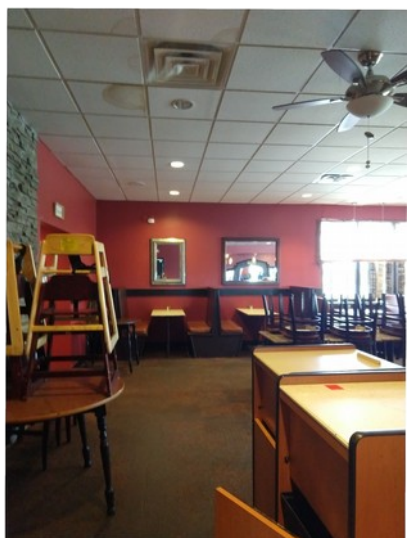
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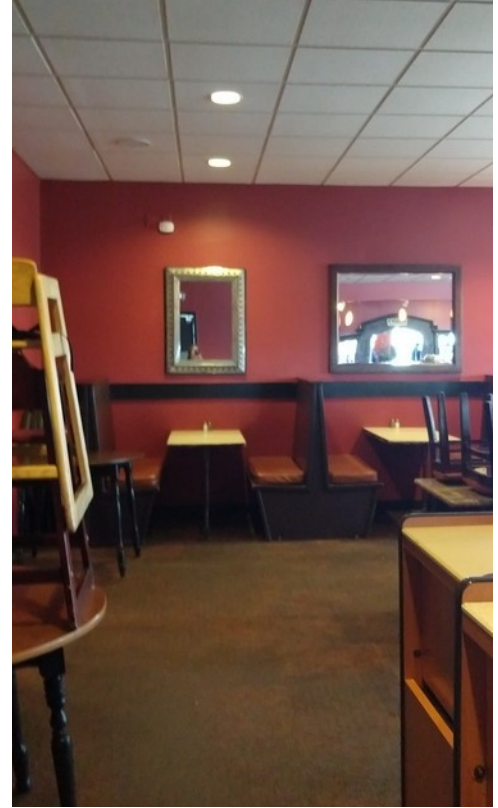
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