



FORMER AARON'S FURNITURE AVAILABLE

PROPERTY HIGHLIGHTS

- 12,075± SF
- Wide range of potential uses
- Close proximity to Via Port Mall, the premier shopping and entertainment destination that has recently undergone a \$10 million restoration project. Viaport contains a 25,000± SF aquarium and a 30,000± SF Fun Zone with a bowling alley, comedy club, arcade, and full bar and restaurant
- Immediate access to I-890 with close proximity to I-90 (NYS Thruway)

Demographic	0-1 Mile	0-3 Miles	0-5 Miles
Population	2,829	52,948	119,485
Households	1,387	22,961	49,956
Average HH Income	\$92,307	\$79,600	\$87,166
Total Businesses	91	1,740	3,402
Total Employees	836	26,421	52,450

Source: ESRI, 2022

Traffic Counts	
Putnam Rd & Mariaville Rd	6,961 AADT
West Campbell Rd & Schermerhorn Rd	20,528 AADT

Source: NYS DOT, 2022

For more information, please contact:

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AERIAL

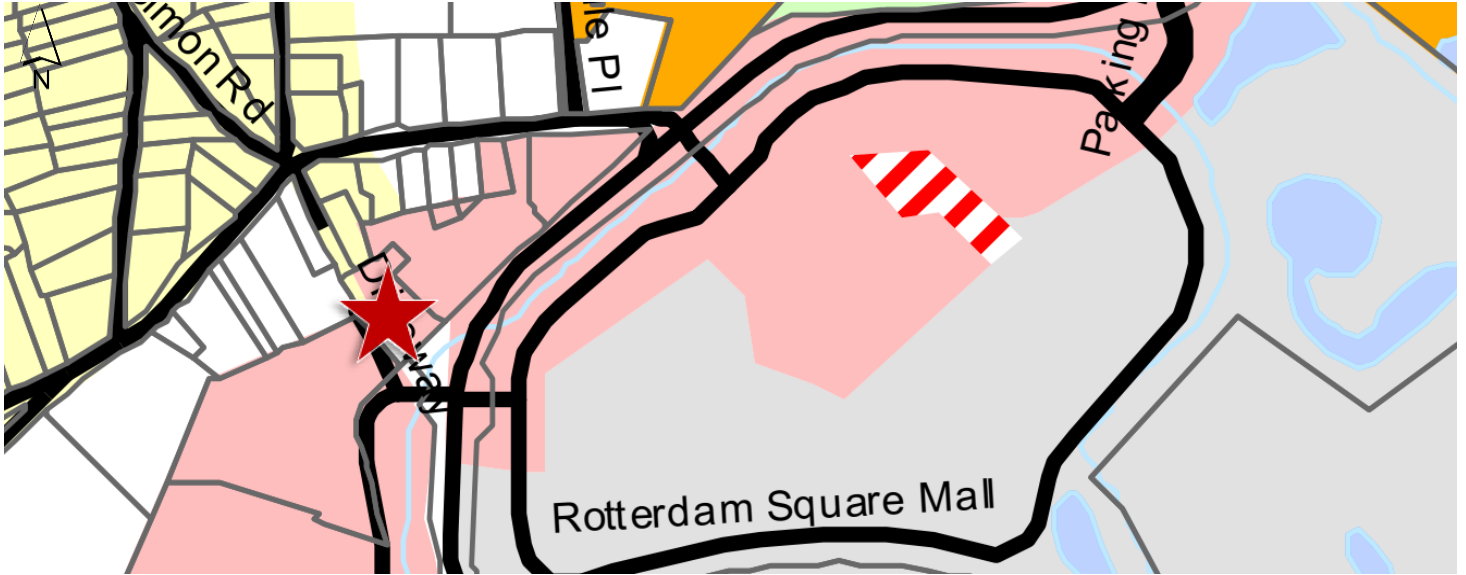
PROPERTY DESCRIPTION

Former Aaron's Furniture building located across from Via Port/Rotterdam Square Mall. 12,075± SF available for immediate occupancy. Property is conveniently located a half mile from Interstate 890. Property is also referred to as 90A West Campbell Road. Please contact listing agent for tours.

PROPERTY FEATURES

County:	Schenectady County	Current Use:	Community Shopping Plaza
Total Bldg. SF:	12,075± SF	Zoning:	B-1
Acres:	1.01± AC	OH Doors:	1 (8' X 8')
Year Built:	2000	Construction:	Block
Stories:	1	Roof:	Rubber
Tax ID:	38.18-2-5.32	Taxes:	\$47,471.06 (Est. 2021)
Ceiling Height:	11'	Utilities:	Municipal Water & Sewer

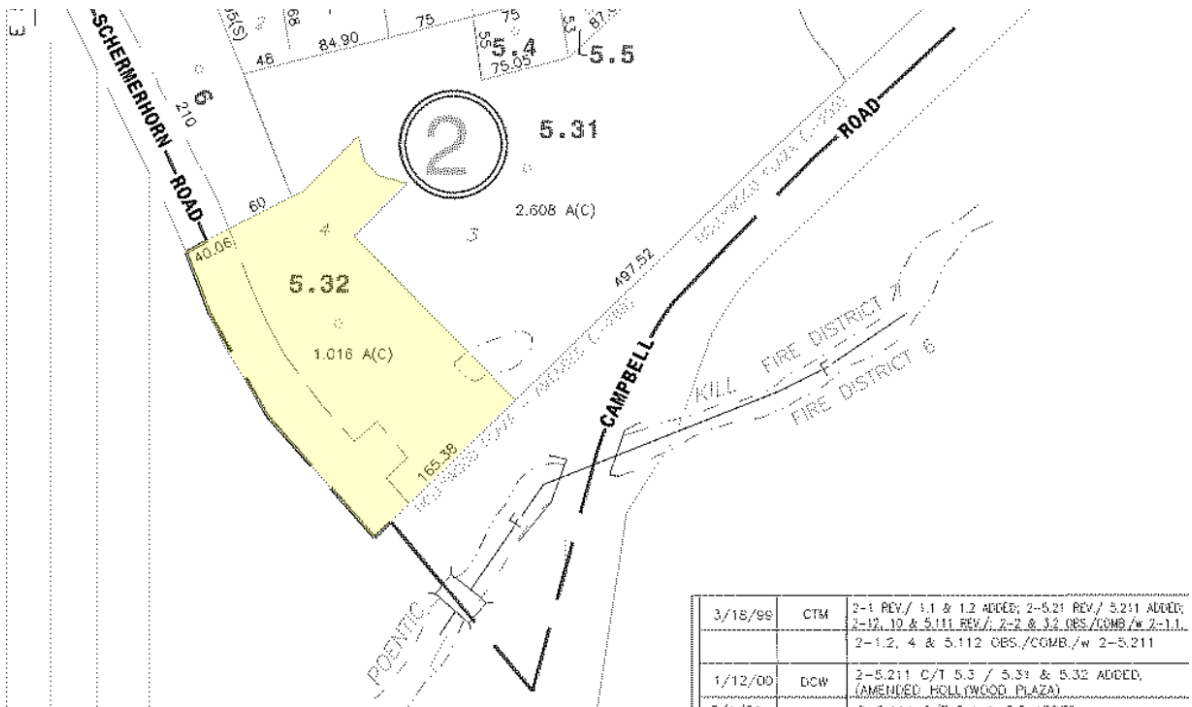
ZONING MAP



B-1 RETAIL BUSINESS

B-1 – Retail Business. : Established to provide locations for development of businesses which cater primarily to the retail needs of the residents of the Town and surrounding communities. Permitted uses include all uses permitted in the R-1 and R-2 Districts, personal service shops, banks, offices, dining establishments, entertainment venues, antique sales and secondhand stores, funeral homes, computer repair shops, and parking lots

TAX MAP



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LOCATION MAP



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