

# TITAN COMMERCIAL REALTY GROUP LLC

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PROUDLY PRESENTS:  
**SIGNALIZED INTERSECTION PAD SITE**  
**2330 WATT STREET**  
SCHENECTADY, NEW YORK 12302  
SCHENECTADY COUNTY

ON ROUTE 7 ON OFF RAMP OF I-890.  
OVER 46,000 CARS PER DAY  
NEWLY RENOVATED SHOPPING CENTER

## DEMOGRAPHICS

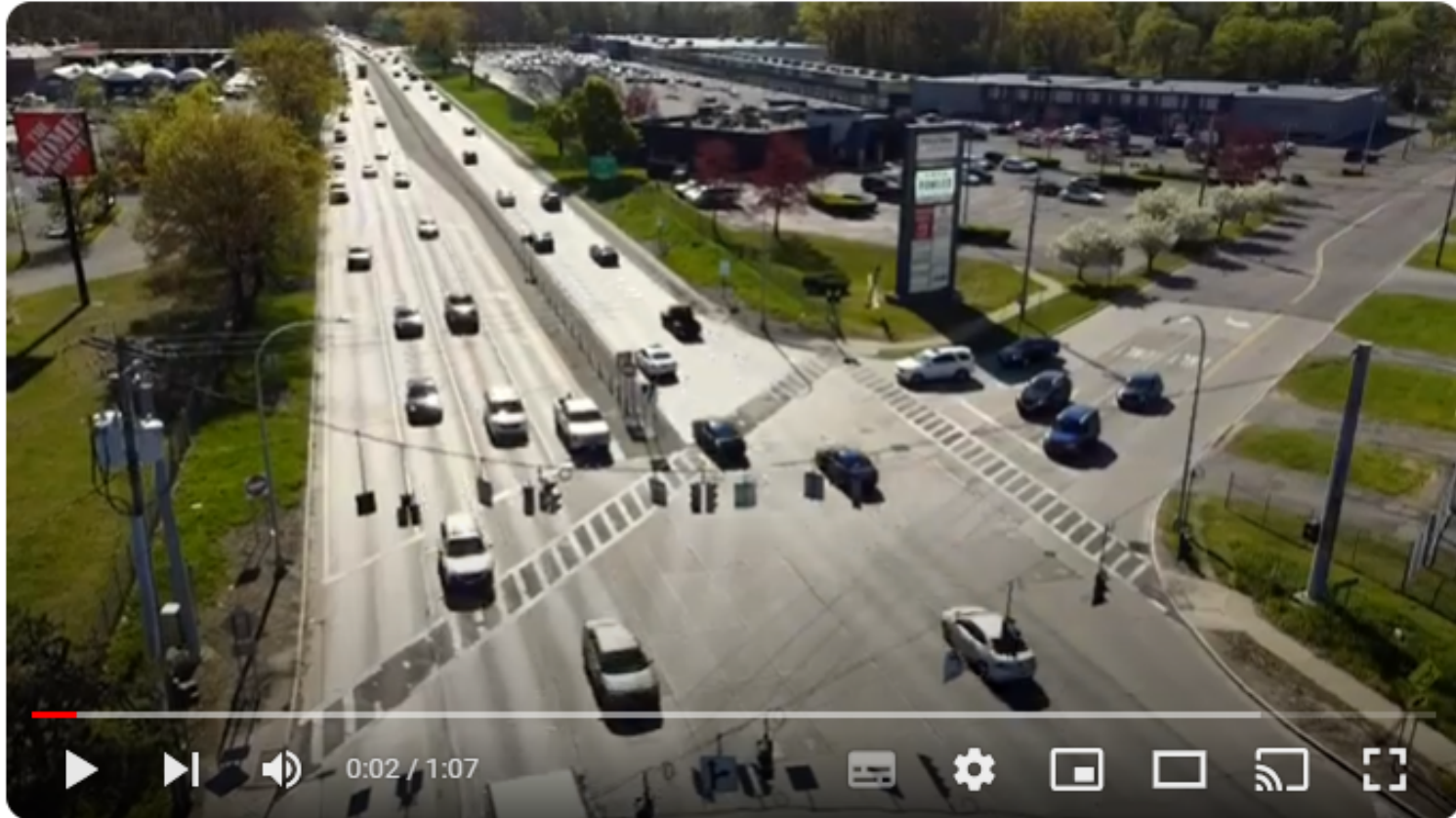
	1 MILE	3 MILE	5 MILE
POPULATION	14,019	99,731	151,555
AVERAGE HH INCOME	\$65,062	\$69,169	\$76,992
DAYTIME POPULATION	7,026	48,316	72,255

## QUICK FACTS

- AVAILABLE SPACE: ~0.84 Acres GROUND LEASE OR BUILD TO SUIT WITH DRIVE-THRU
- TRAFFIC COUNT: 46,259 AADT
- PARKING CROSS-EASEMENT WITH SHOPPING CENTER
- PAD SITE IN FRONT OF PRICERITE SUPERMARKET, HARBOR FREIGHT TOOLS, OCEAN STATE JOB LOT, AND, BEST FITNESS.
- ASKING: \$45.00 PSF NNN or \$125,000 NNN
- PYLON SIGNAGE AVAILABLE



## VIDEO TOUR



**Crosstown Commons \*Pad Site**

TITAN COMMERCIAL REALTY GROUP LLC

24 AVIATION RD, ALBANY, NY, 12205

518 400 0668

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**HELPING BUILD EMPIRES  
ONE DEAL AT A TIME**

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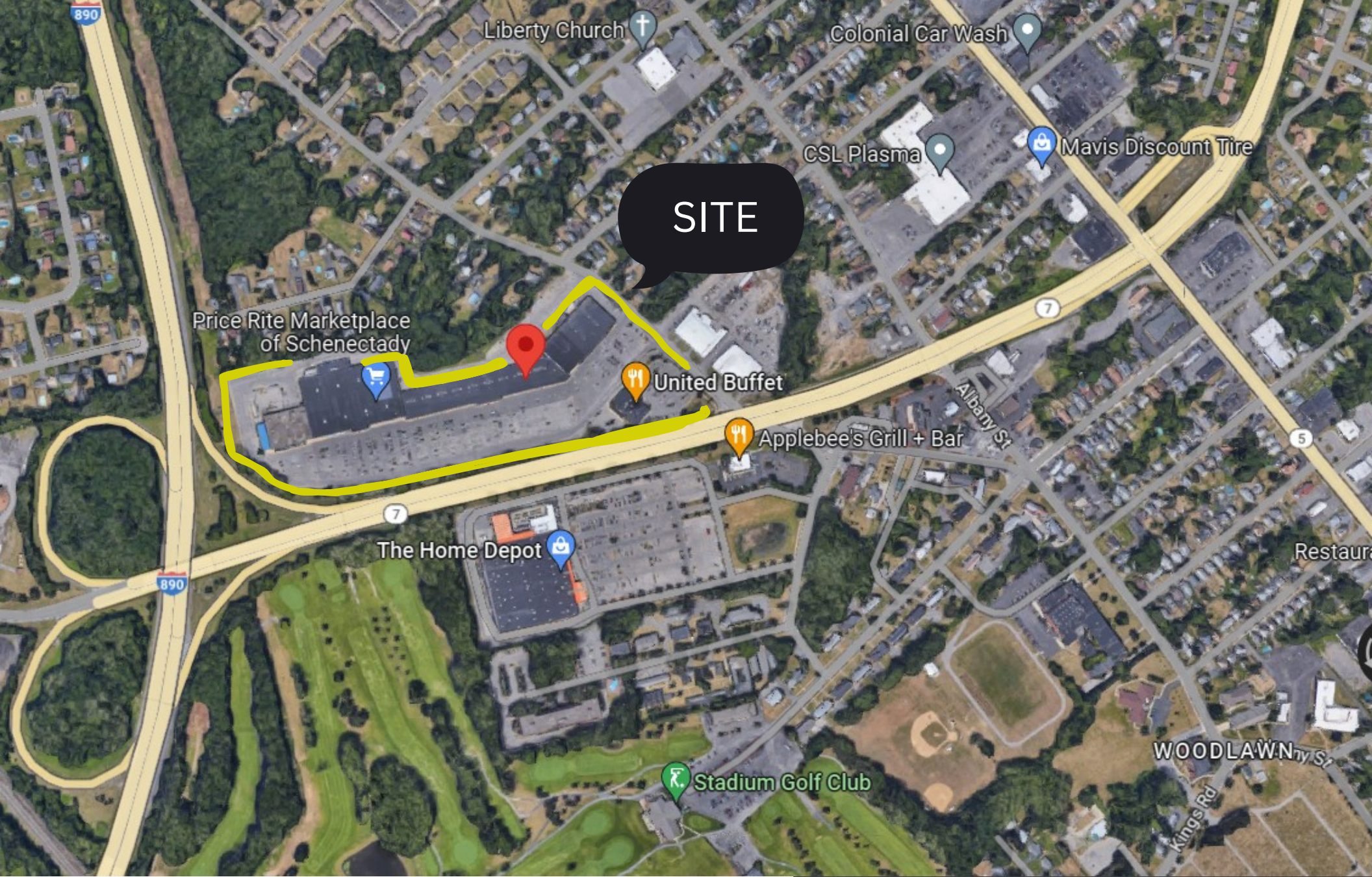
**TODD J DROWLETTE**

NYS LICENSED REAL ESTATE BROKER

MANAGING DIRECTOR

518 400 0668 EXT 702





SITE

Price Rite Marketplace  
of Schenectady

United Buffet

Applebee's Grill + Bar

The Home Depot

Stadium Golf Club

WOODLAWN  
Kings Rd

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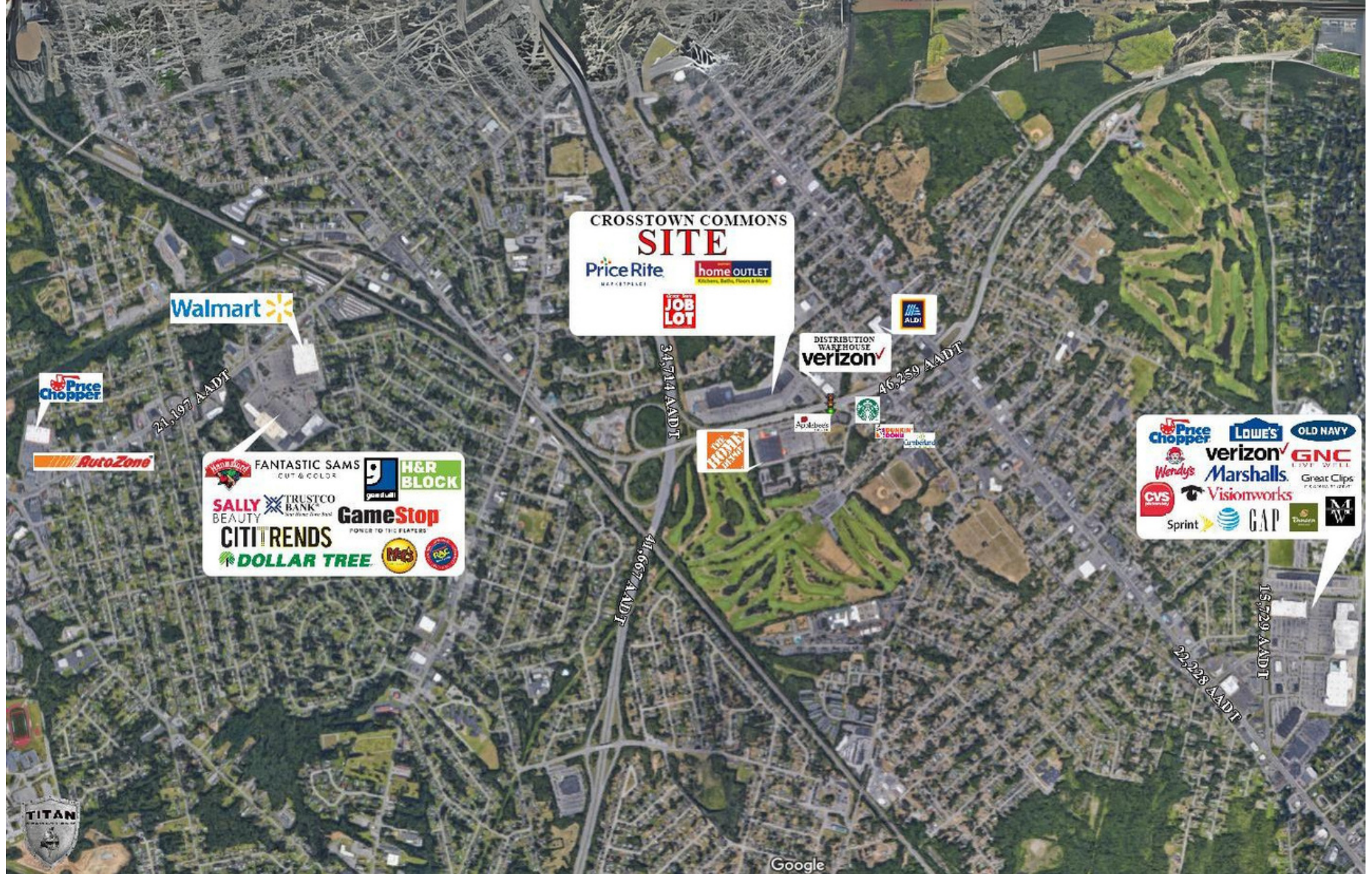
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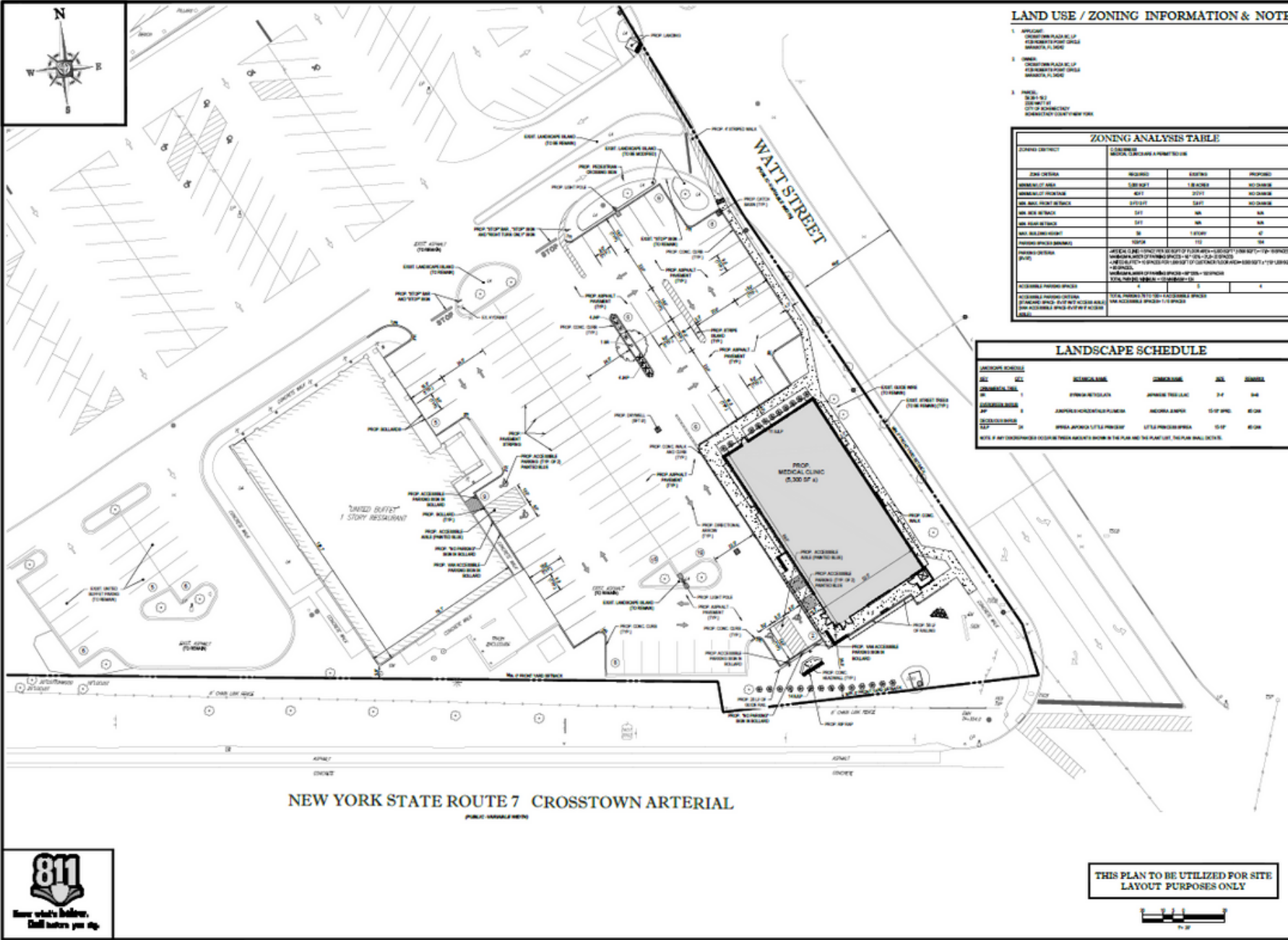
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**LAND USE / ZONING INFORMATION & NOTES**

1. APPLICANT: CROSSTOWN PLAZA SC, LP  
475 BROADWAY FIFTH FLOOR  
BRONX, NY 10458
2. OWNER: CROSSTOWN PLAZA SC, LP  
475 BROADWAY FIFTH FLOOR  
BRONX, NY 10458
3. PROJECT: 35,361 S.F.  
COMMERCIAL  
CITY OF SCHENECTADY  
SCHENECTADY COUNTY, NEW YORK

ZONING ANALYSIS TABLE				
COUNDED DISTRICT	COUNDED DISTRICT REGULATORY AND PERMITTED USES			
ZONE DESIGNATION	REQUIRED	PERMITTED	PROHIBITED	PROHIBITED
COMMERCIAL DISTRICT	COMMERCIAL	RESIDENTIAL	INDUSTRIAL	OFFICE
MIN. BULK FRONT SETBACK	5 FT	5 FT	5 FT	5 FT
MIN. BULK REAR SETBACK	5 FT	5 FT	5 FT	5 FT
MIN. BULK SIDE SETBACK	5 FT	5 FT	5 FT	5 FT
MIN. BUILDING HEIGHT	35 FT	35 FT	35 FT	35 FT
MINIMUM NUMBER OF PARKING SPACES - OFFICE - 100 SPACES	100	100	100	100
MINIMUM NUMBER OF PARKING SPACES - RESIDENTIAL - 100 SPACES	100	100	100	100
MINIMUM NUMBER OF PARKING SPACES - INDUSTRIAL - 100 SPACES	100	100	100	100
MINIMUM NUMBER OF PARKING SPACES - OFFICE - 100 SPACES	100	100	100	100
MINIMUM NUMBER OF PARKING SPACES - RESIDENTIAL - 100 SPACES	100	100	100	100
MINIMUM NUMBER OF PARKING SPACES - INDUSTRIAL - 100 SPACES	100	100	100	100

LANDSCAPE SCHEDULE				
LANDSCAPE SCHEDULE	PLANTING	CONCRETE	IRRI	IRRIGATION
1. PLANTING	SPRING PLANTING	SPRING PLANTING	3.4	3.4
2. CONCRETE	LANDSCAPE - CONCRETE PLANTING	SECOND PLANTING	10 FT	10 FT
3. IRRIGATION	IRRI - SPRING PLANTING	IRRI - PLANTING	10 FT	10 FT

**BOHLER ENGINEERING**  
 17 COMPUTER DRIVE WEST  
 ALBANY, NY 12205  
 Phone: (518) 438-9600  
 Fax: (518) 438-9601  
 www.bohler-engineering.com

REVISIONS			
NO.	DATE	COMMENT	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

**PRELIMINARY**

PROJECT: **SITE DEVELOPMENT PLANS FOR CROSSTOWN PLAZA SC, LP**

LOCATION OF SITE:  
 335 WATT STREET  
 CITY OF SCHENECTADY  
 SCHENECTADY COUNTY,  
 NEW YORK

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**W.D. GOEBEL**  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 11017  
 STATE OF NEW YORK

**SITE PLAN**

1 OF 2



THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY



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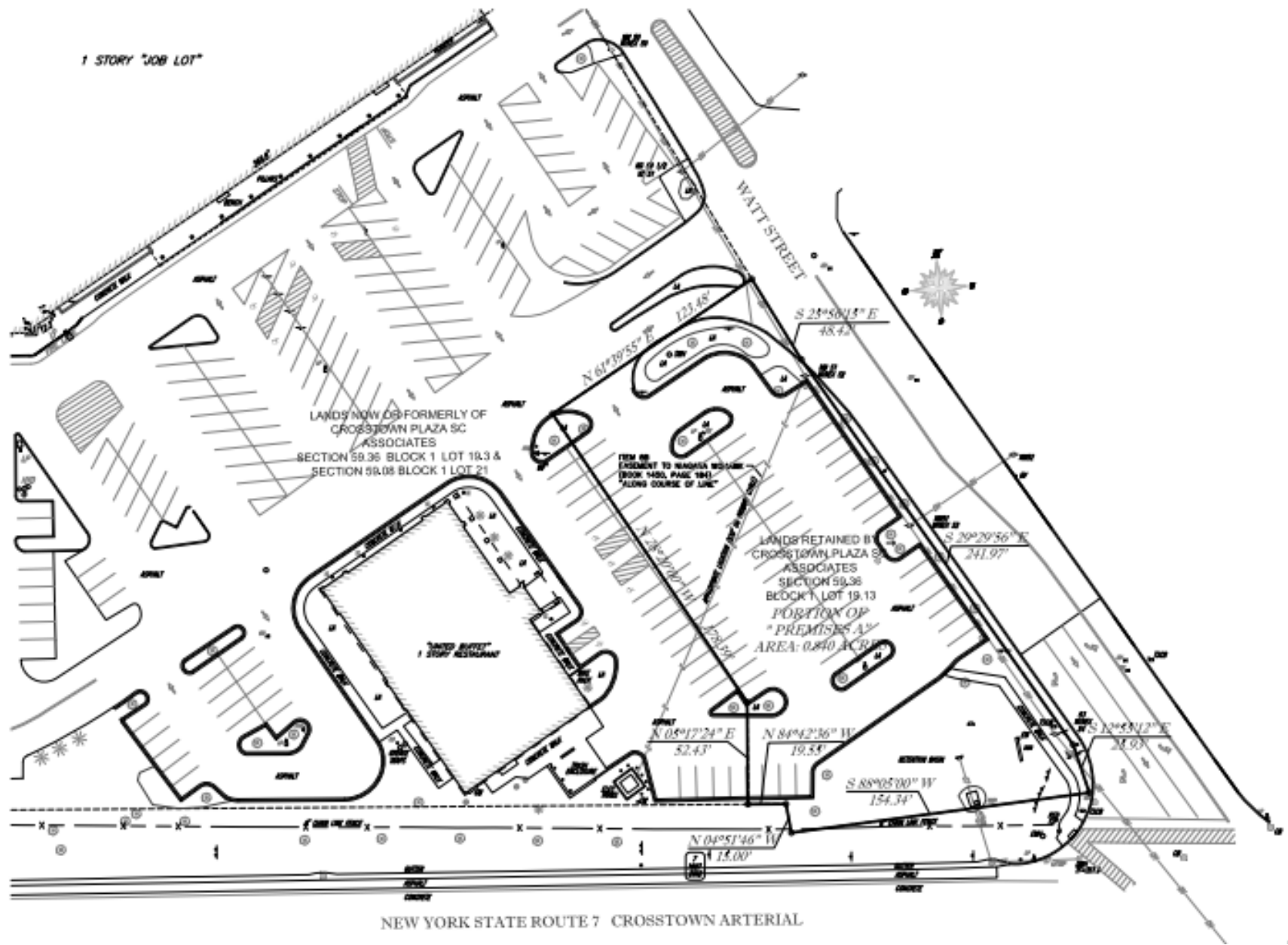
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- CAPPED IRON ROD FOUND
- CAPPED IRON ROD SET
- IRON ROD FOUND
- IRON PIPE FOUND
- MONUMENT FOUND
- ELECTRIC TRANSFORMER
- LIGHT POLE
- WATER VALVE
- UTILITY POLE
- HYDRANT
- OVERHEAD WIRES
- ELECTRIC METER
- GAS METER

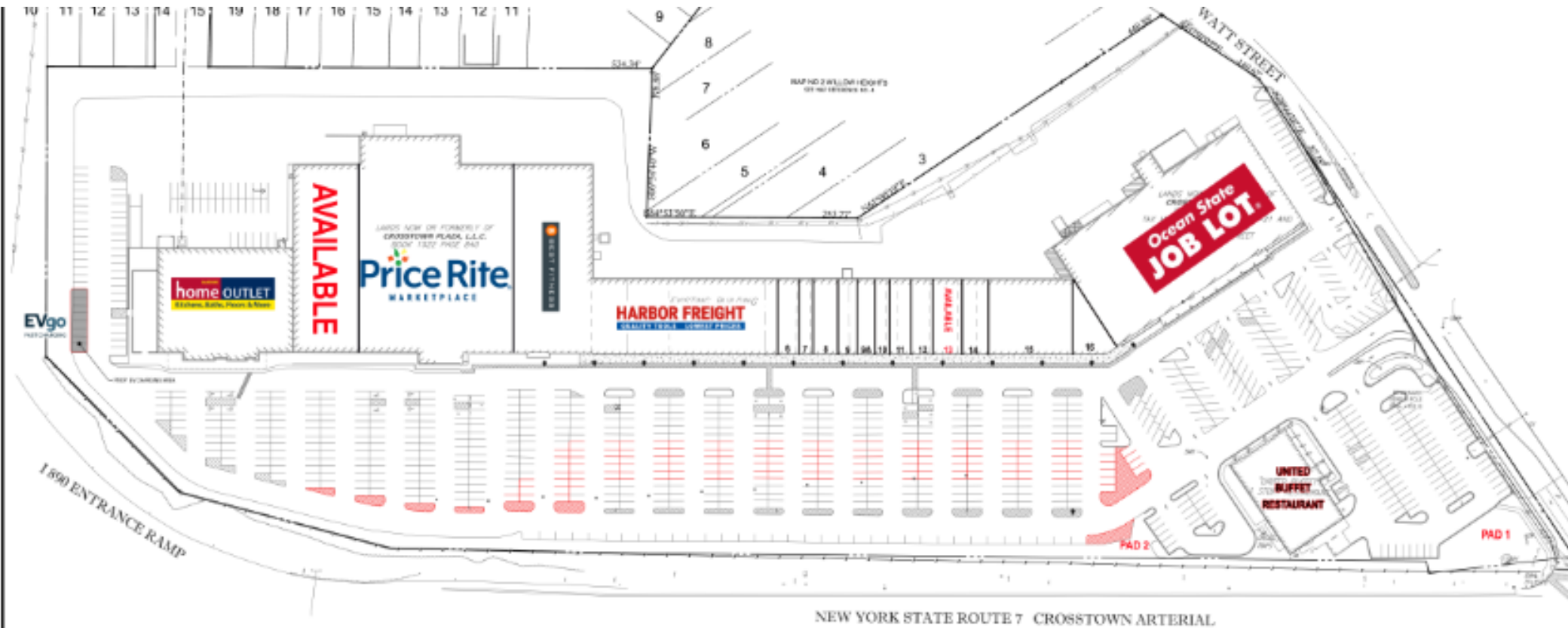


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