



**Vanguard-Fine, LLC**

Commercial Real Estate Professionals  
Licensed Real Estate Broker

# FOR SALE

**KEM PLAZA**

**4803 Rt 30**

**Amsterdam, NY 12010**

**KEM PLAZA**



**Well Maintained Retail Strip Plaza on Route 30(Perth Road) Adjacent to Lowes and North of Home Depot, Walmart, Price Chopper, Kohls, Target and More!  
Fully Occupied with Excellent Cash Flow!**

**SPACE: RETAIL | OFFICE**  
Restaurant, Medical, Office, Finance Co.,  
RETAIL PLAZA

**AVAILABILITY:**  
1.5 Acre Site Just North of Lowes

**DETAILS:**  
Plaza: 15,600 SF Fully Occupied  
Traffic: 21,000 +/- VPD

	3mi	5mi	10mi
Population:	23,596	29,541	75,625
HHI:	\$42,845	\$44,781	\$47,541

This plan is for informational purposes only and no representations are made. Current conditions must be confirmed by each prospective buver/tenant

**Steven Lerner**  
Licensed Associate Real Estate Broker  
518-862-0861 ext. 204  
518-577-8005 cell  
slerner@vanguardfine.com

1529 Western Ave., Albany, New York 12203  
(518) 862-0861  
[www.vanguardfine.com](http://www.vanguardfine.com)





## SITEPLAN

