



# FOR SUBLEASE

**11 VISTA BOULEVARD**  
SLINGERLANDS, NY

**2,576± SF**

**FORMER  
BERKSHIRE  
BANK AVAILABLE**

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# Former Berkshire Bank

11 Vista Blvd, Slingerlands, NY



## 2,576± SF

### Property Highlights

Sublease with nine years remaining. 2,500 SF ± Drive-thru building in Shop Rite Plaza, Vista Blvd off Rt 85 with about 17,000 cars per day.

- Free Standing Former Bank
- (1) Drive-Thru With (2) Lanes
- Building Signage
- 35± Parking Spaces
- Surrounded By Retail And Shopping

Demographic	1 Mile	3 Miles	5 Miles
Population	1,910	33,555	132,317
Households	827	15,015	54,465
Average H.H. Income	\$109,756	\$92,692	\$69,670
Daytime Employees	1,244	14,235	116,252
Source:	ESRI 2023		

Traffic Counts	
NYS Route 85	16,843 AADT
New Scotland Ave	11,122 AADT
Source:	NYS DOT

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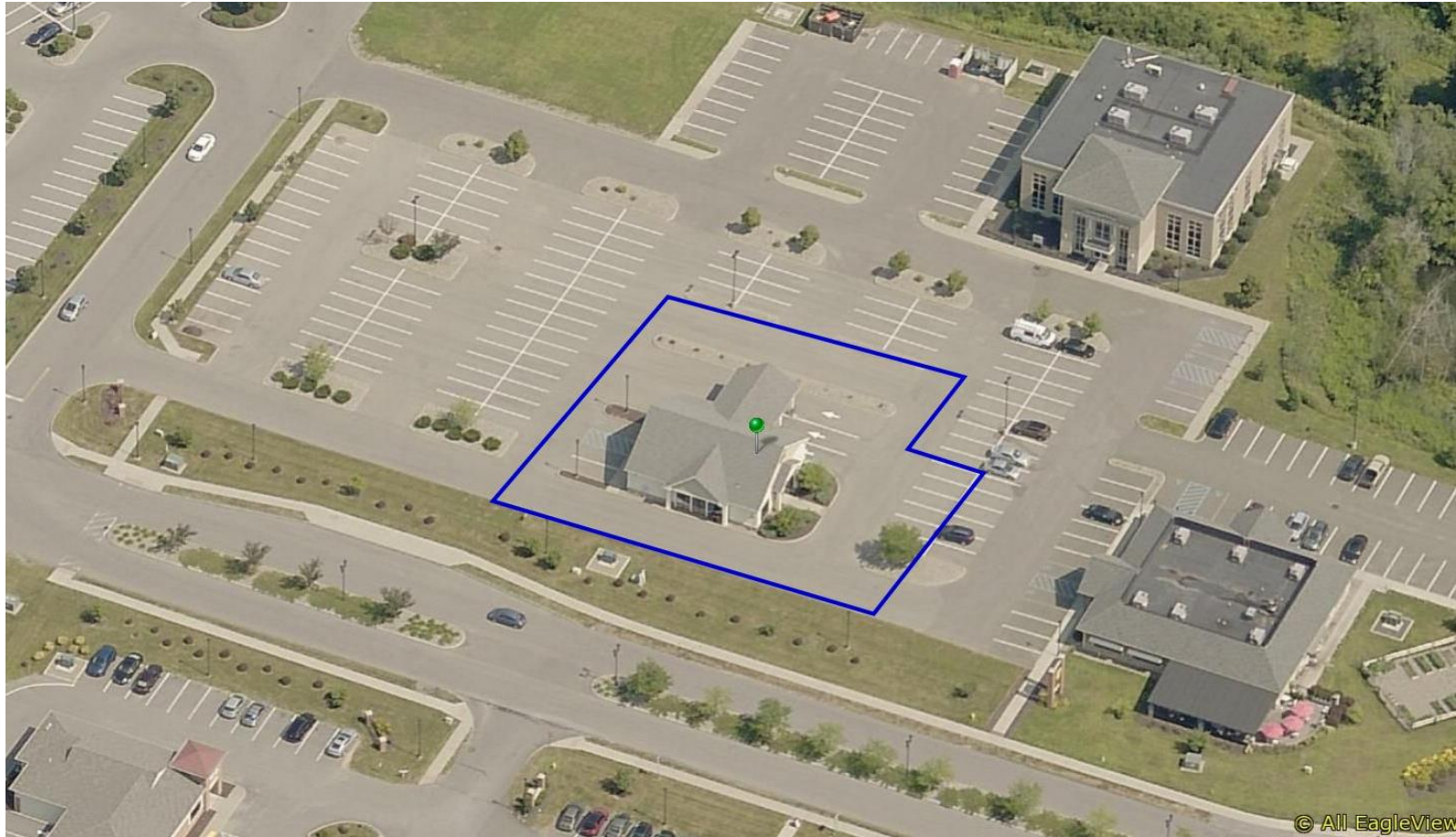


## Property Highlights

<b>Address</b>	11 Vista Blvd, Slingerlands, NY	<b>Fire Protection</b>	Sprinklers
<b>Year Built</b>	2012	<b>Utilities</b>	Electric
<b>Total Building SF</b>	2,576± SF	<b>Zoning</b>	Commercial
<b>Available SF</b>	2,576± SF	<b>Drive-Thru</b>	1 Drive-Thru w/ 2 lanes
<b>Construction</b>	Wood Frame	<b>Roof Type</b>	Shingle
<b>Land Area</b>	0.57± acres	<b>Stories</b>	1
<b>Signage</b>	Building	<b>HVAC</b>	Rooftop
<b>Clear Height</b>	12'	<b>Tax ID#</b>	012200-74-1-29

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11 Vista Blvd | Slingerlands, NY



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