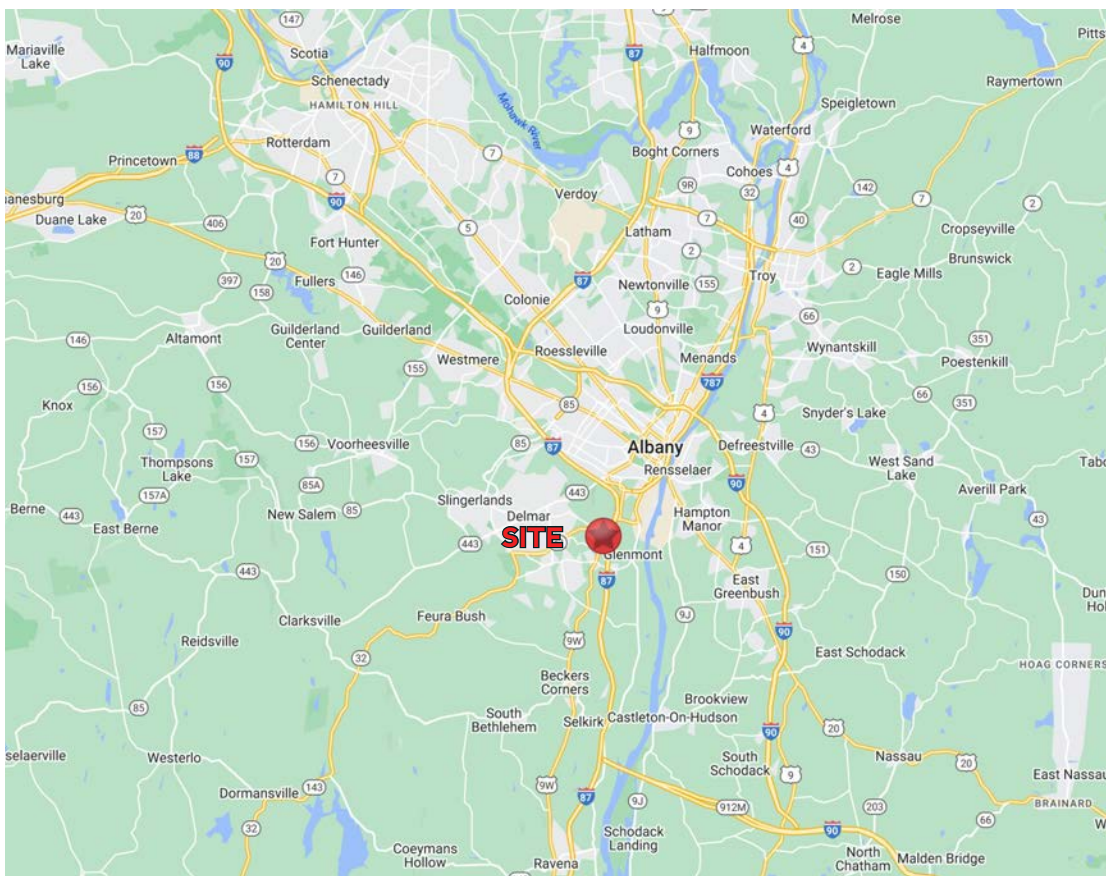


RESTAURANT AVAILABLE FOR LEASE

BETHLEHEM TOWN CENTER II - 241 RTE 9W, GLENMONT, NY 12077



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RESTAURANT FOR LEASE

Information

Available Space	4,500 SF
Parking Ratio	3.4:1000
GLA	73,613 SF
Rent	\$30.00 PSF
Nets	\$5.70 PSF

Area Retailers



Key Features

- » Turnkey restaurant site is at the start of Glenmont's retail corridor servicing a dense suburban area.
- » Close proximity to Interstate 787 and exit 23 of Interstate 1-87
- » Great visibility to Route 9W, full access signalized intersection
- » Prominent Endcap with great signage on both faces
- » Traffic count 19,735 on Route 9W

Demographics	1 Mile	3 Miles	5 Miles
Population	9,924	96,272	164,862
Households	4,098	43,197	73,076
Average HH Income	\$59,144	\$67,146	\$78,865
Daytime Population	6,769	131,791	206,098
Business Establishments	243	5,571	9,185

The information contained herein has been obtained from sources deemed reliable. However we do not make any guarantees, warranties, or representation as to the completeness and accuracy thereof.



GLENMONT RETAIL AERIAL

