

FOR GROUND LEASE



PADSITE

GRECIAN GARDENS
Pizzeria & Restaurant

COLE'S
COLLISION

19,708 AADT

ROUTE 9

Halfmoon Pkwy

Halfmoon Pkwy

Halfmoon Pkwy



TRG

1612 US-9

CLIFTON PARK, NY 12065

HIGHLIGHTS

- Situated in the Capital Region’s most robust retail market.
- Heavy traffic with full access site.
- Route 9 / Exit 9 (87) corridor remains the towns primary focus for commercial development.
- Surrounded by major national retailers Walmart Supercenter, Lowe's, Home Depot, Bass Pro Shops.
- Upstate New York's fastest growing county.

OFFERING INFO

PARCEL SIZE:	Up to 3.02 Acre
ZONING:	COR
GROUND LEASE:	\$100,000/yr
NNN:	Call Broker

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION:	5,786	37,310	68,476
HOUSEHOLDS	2,803	16,570	29,760
AVERAGE HH INCOME	\$112,461	\$154,915	\$160,034
DAYTIME POPULATION	5,865	27,566	42,933
BUSINESS ESTABLISHMENTS	521	1,561	2,297



AREA RETAILERS:



1612 US-9

Low Aerial

PAD SITE

ROUTE 9

19,708 AADT

Matheson Pkwy

GRECIAN
GARDENS
Pizza & Restaurant

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Market Aerial



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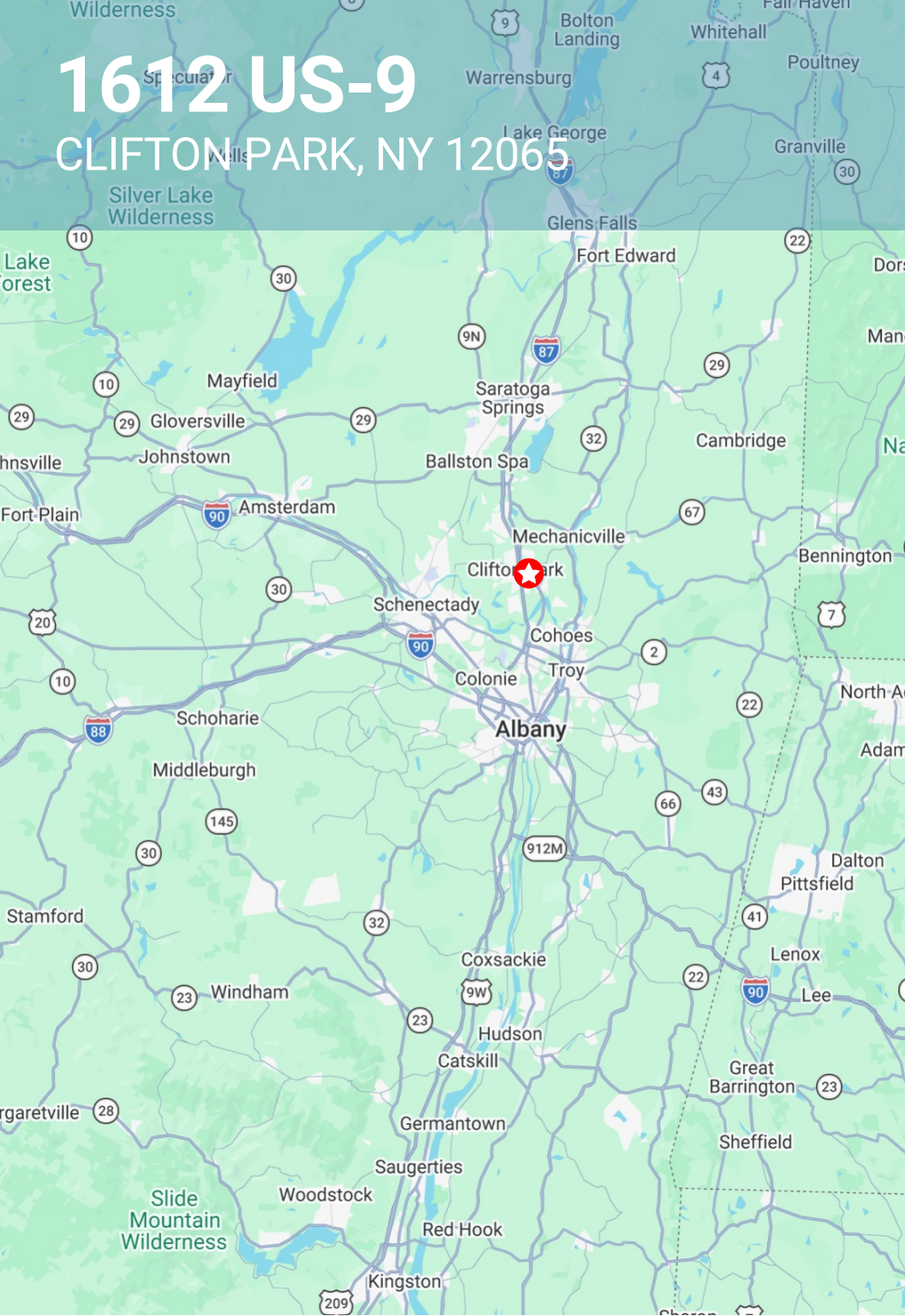
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