

FOR SALE



1760 - 1762 US-9.
CLIFTON PARK, NY 12065

TRG

TRINITY REALTY GROUP | TRGCOS.COM | 518.458.7203 | 18 COMPUTER DRIVE EAST, STE 201, ALBANY, NY 12205

HIGHLIGHTS

- Prominent location and strong visibility along the highly traveled Route 9 corridor
- B-4A zoning provides flexibility for a variety of commercial uses
- Substantial acreage potential for expansion, repositioning, or redevelopment
- Excellent opportunity for an owner-user, investor, or developer
- Large site provides ample area for parking, circulation, and future improvements
- Convenient access to I-87 / the Northway and surrounding Clifton Park communities
- Rare opportunity to acquire a sizable commercial property along one of Clifton Park's primary business corridors

OFFERING INFO

Available Space:	17,100 SF
Parcel Size:	4.43 Acres
Parking:	130+
Sale Price:	\$6,499,000
Zoning:	B-4A

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION:	6,091	34,103	69,573
HOUSEHOLDS	2,972	14,757	30,526
AVERAGE HH INCOME	\$132,954	\$158,123	\$158,565
DAYTIME POPULATION	7,644	25,857	43,815
BUSINESS ESTABLISHMENTS	635	1,563	2,249



AREA TRAFFIC GENERATORS:

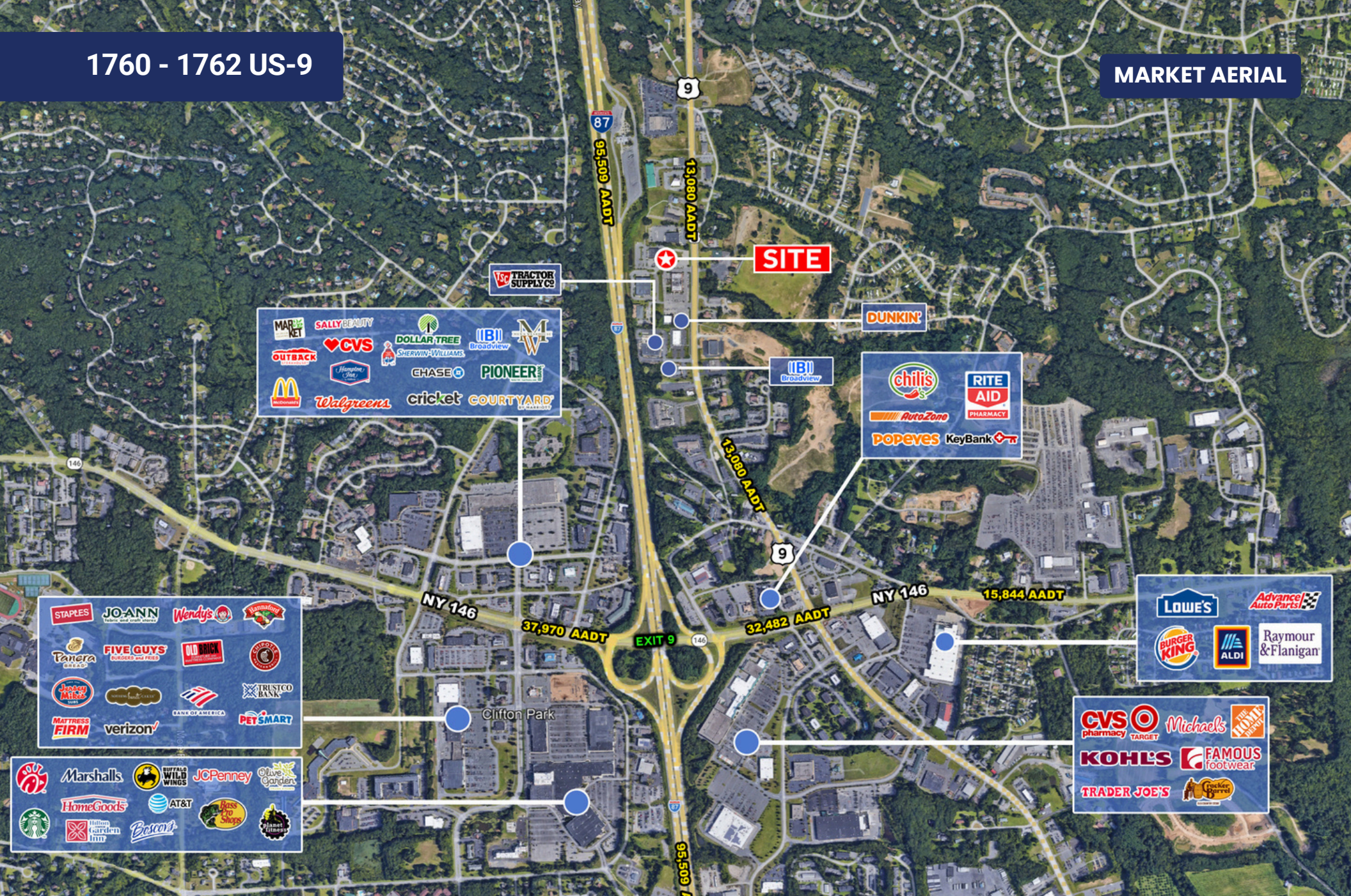


TRADER JOE'S



1760 - 1762 US-9

MARKET AERIAL



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KEVIN PARISI

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LOW AERIAL



Kennedy Dr



13,080 AADT

MORADIAN'S
DENTAL RESTAURANTS

Primavera
PIZZA

DUNKIN'

Benjamin Moore
HANNOUSH
PAINTS

TSC TRACTOR
SUPPLY CO

IBI
Broadview

Adirondack
Dental Group PC



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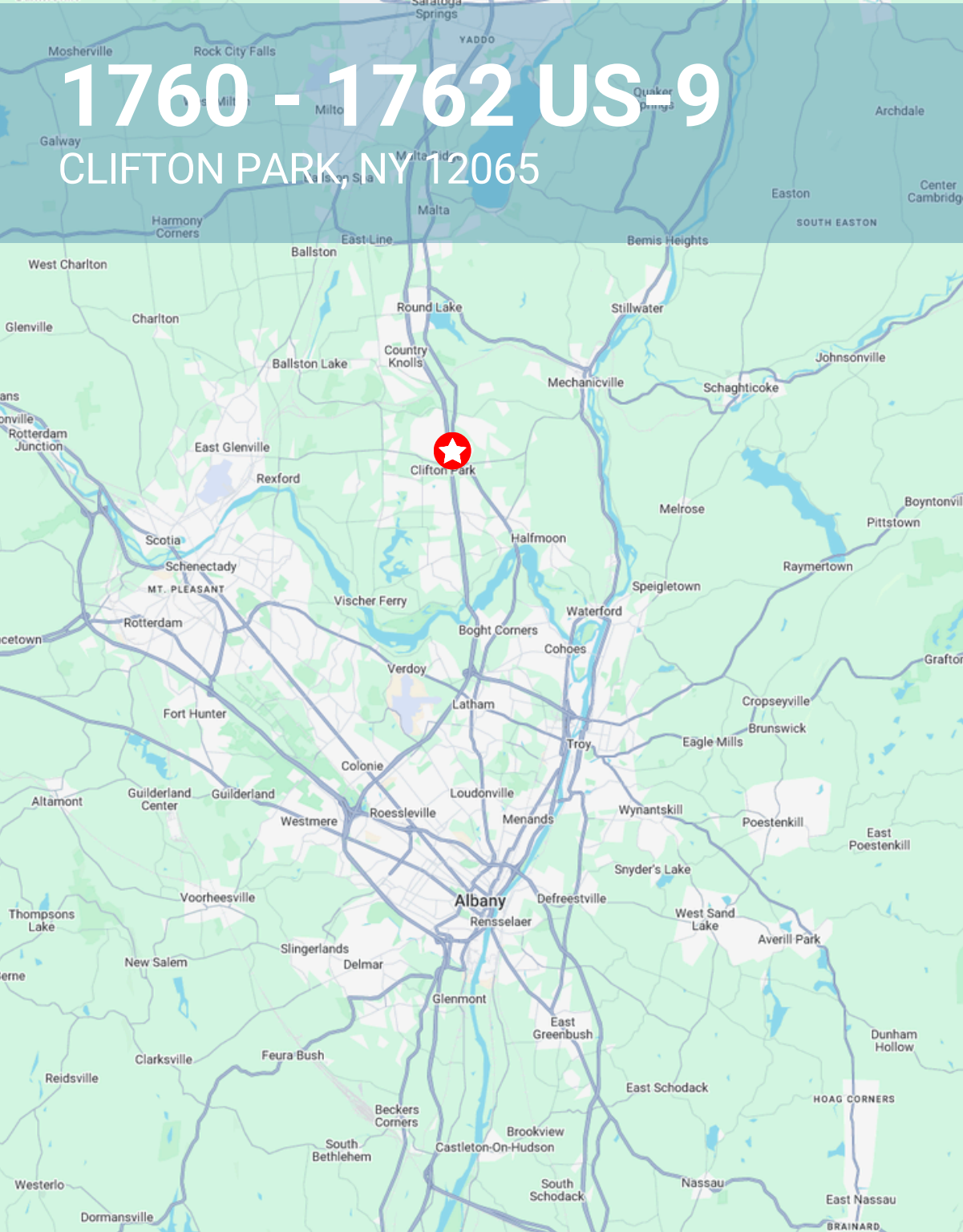
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