

FOR LEASE



256 USHERS RD.
CLIFTON PARK, NY 12065

TRG

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

256 USHERS RD.

HIGHLIGHTS

- Former freestanding bank branch with existing drive-thru infrastructure
- Convenient location with quick access to Route 9 and I-87 (Exit 10)
- Location at the traffic intersection of Route 9 and Ushers Rd.
- Excellent opportunity for retail, financial, medical, and/or professional office.
- Site provides convenient access, parking, and signage potential
- Positioned near commercial corridor.
- Established commercial surroundings with nearby retail and service uses
- Rare opportunity to lease a freestanding drive-thru property in the Clifton Park market

OFFERING INFO

Available Space:	3,000 SF
Parcel Size:	1.78 Acres
Parking:	30
Rent:	\$150,000/YR NNN
Zoning:	B-3 Neighborhood Business

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION:	232	24,246	64,947
HOUSEHOLDS	87	10,318	28,633
AVERAGE HH INCOME	\$202,606	\$164,111	\$154,637
DAYTIME POPULATION	178	17,294	42,427
BUSINESS ESTABLISHMENTS	157	890	2,186



256 USHERS RD.

MARKET AERIAL



256 USHERS RD.

LOW AERIAL

Multi-Tenant
Office

Engineering &
Surveying Firm

USHER RD.

11,082 AADT

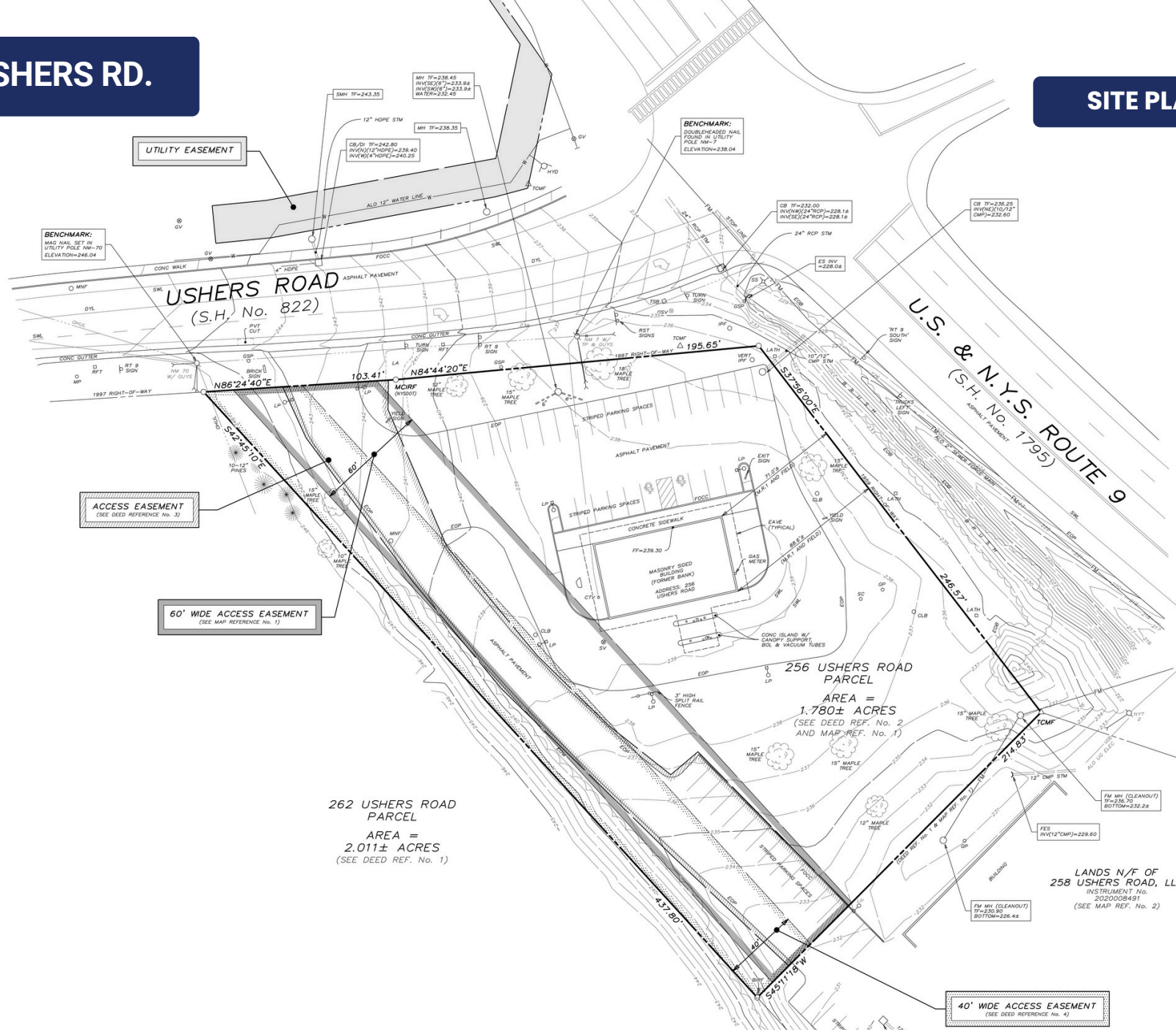
7,846 AADT

13,080 AADT

11,082 AADT

256 USHERS RD.

SITE PLAN





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For all real estate inquiries please
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