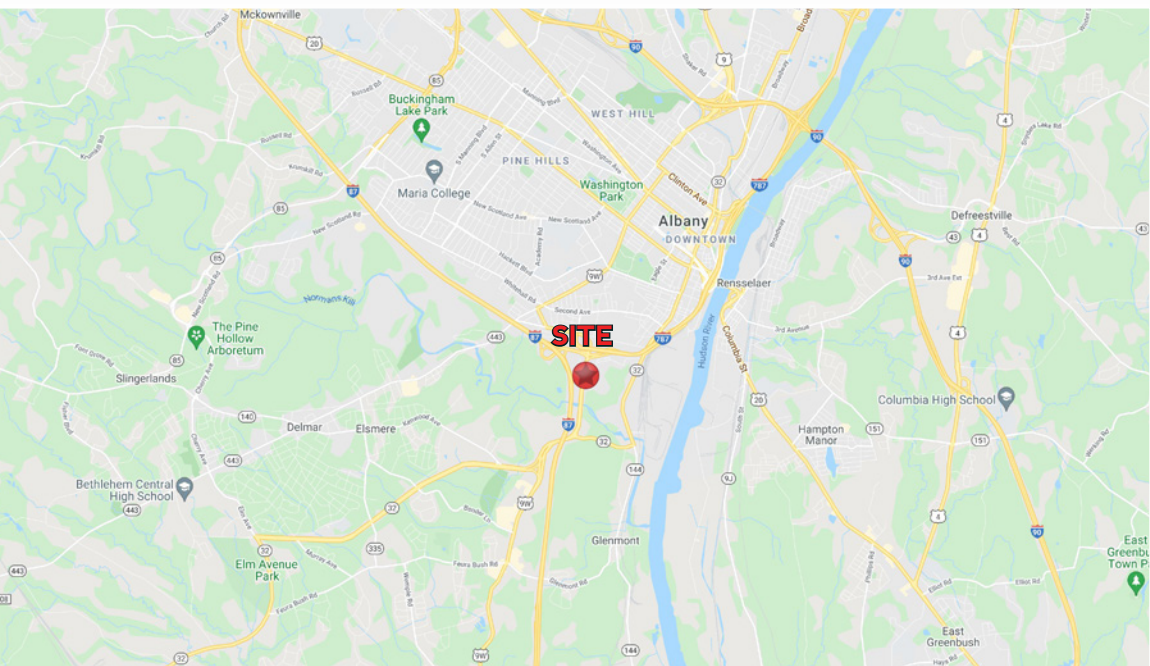
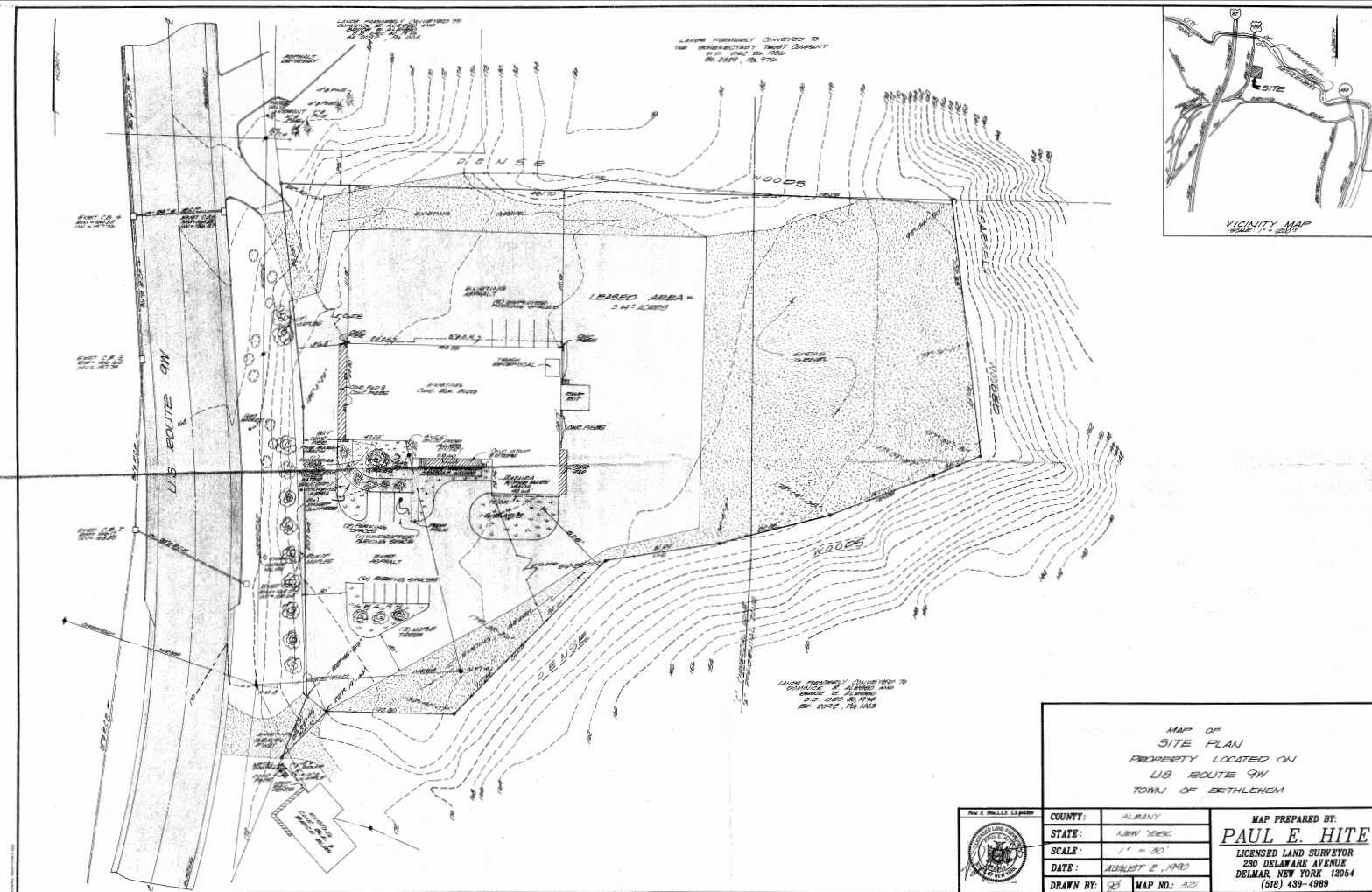


FOR SALE OR FOR LEASE
42 ROUTE 9W, GLENMONT, NY 12077



CONTACT US

Cameron Quinlan
Real Estate Salesperson
518.396.9379
CQuinlan@trgcos.com

Trinity Realty Group
518.458.7203
www.trgcos.com

FOR SALE OR FOR LEASE
42 ROUTE 9W, GLENMONT, NY 12077



DEVELOPMENT SITE AVAILABLE

Information

GLA	12,778 SF
Available Acreage	8+ Acres
Price	\$1,150,000
Zoning	General Commercial
Allowed Uses	Restaurant, Shopping Center, Office Park, Industrial, Hotel, Convenience Store, Bank etc.

Area Retailers



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.

Key Features

- » Over 350 Sqft of frontage
- » Join other recent developments on the 9W corridor
- » Heavy traffic count of 30,308 AADT
- » Great development opportunity available right off of NYS Thruway exit 23 and I787.

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

42 ROUTE 9W, GLENMONT, NY 12077

