

RETAIL SPACE AVAILABLE FOR LEASE

894 STATE ROUTE 9 QUEENSBURY, NY 12804

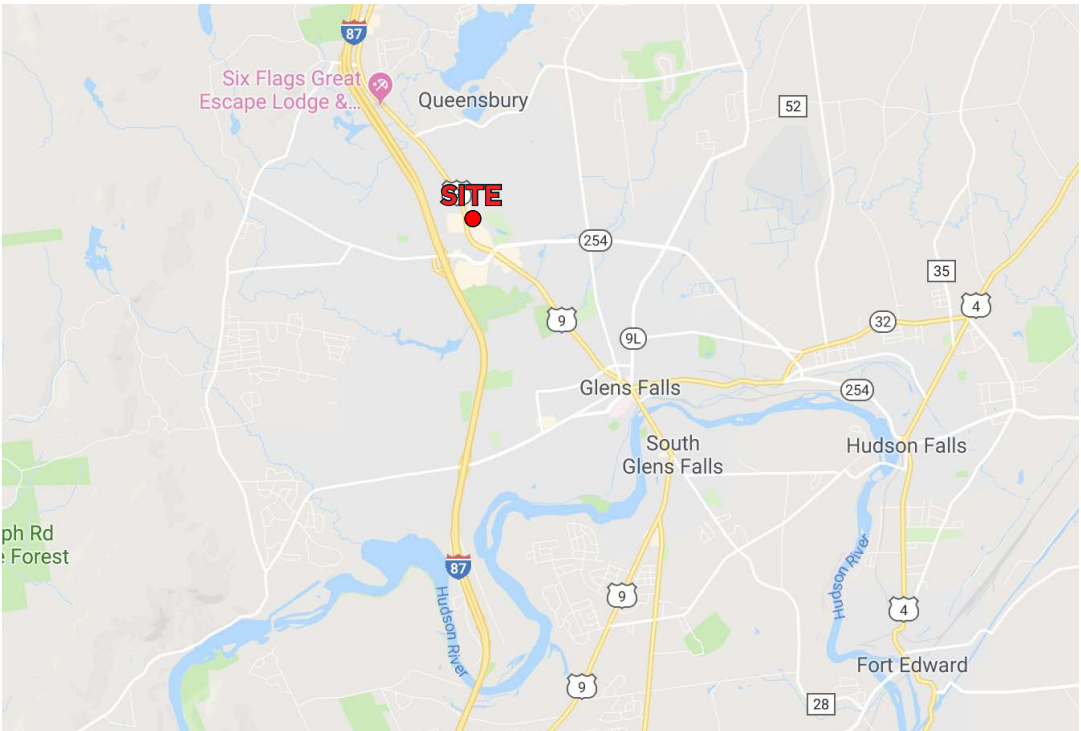


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RETAIL OPPORTUNITY ALONG ROUTE 9



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Information

Available Space	Up to 2,380 SF
Building Size	11,854 SF
Lot Size	1.2 Acres
Zoning	Commercial Moderate
Rent	\$22.00/SF
Nets	\$5.00/SF

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

- » Multiple retail spaces available for lease: 2,380 SF / 1,558 SF
- » Highly visible with 200 FT of frontage along the State Route 9 northern corridor (13,916 AADT)
- » Shares traffic light with Walmart & Pizzeria Uno
- » Available vanilla box delivery by Mid-April

Demographics

	1 Mile	3 Miles	5 Miles
Population	2,753	32,624	54,027
Households	1,311	14,216	22,908
Average HH Income	\$81,830	\$81,687	\$81,638
Daytime Population	4,912	38,507	60,011
Business Establishments	298	1,783	2,599

