



Church Hill Road & Route 9, Clifton Park, New York 12065

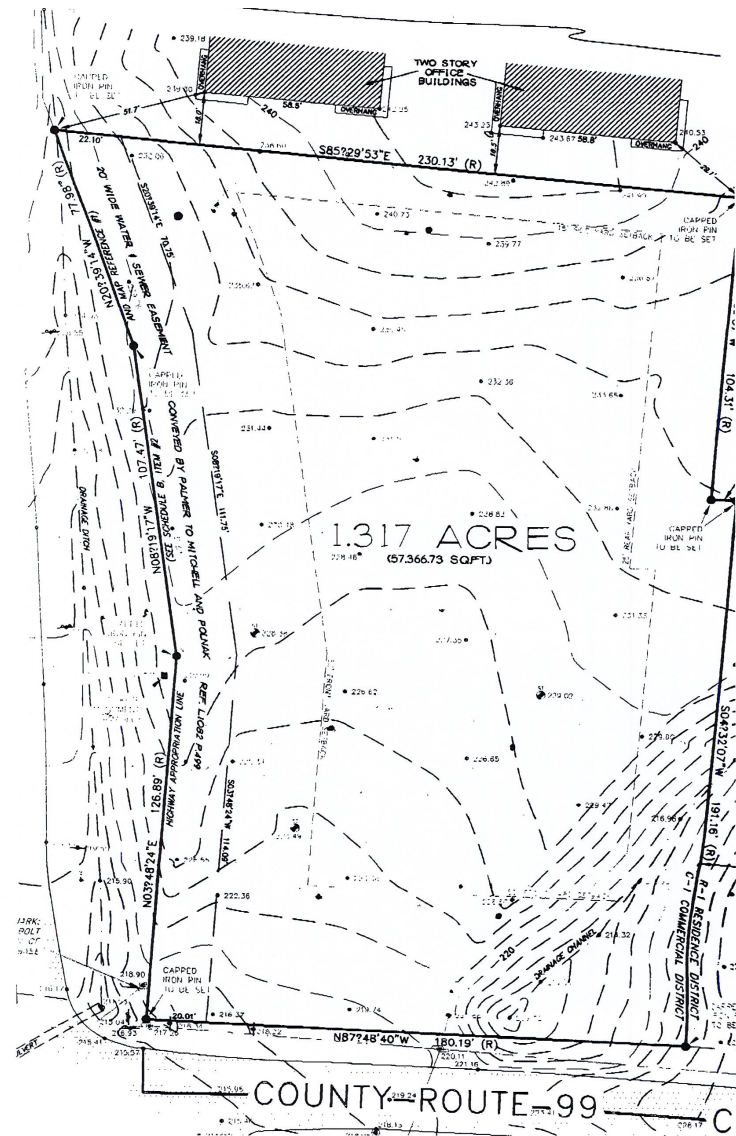
SALE \$419,000 LEASE \$39,000 / YR NNN

Property Features

- 1.32 acre site on the southeast corner of Church Hill Rd and Rt 9 just above the Crescent Bridge in Halfmoon
- Owner will do a build-to-suit or a land lease at \$39,000 NNN per year
- Municipal water and sewer are available to the site
- C-1 Commercial District zoning allows for a wide variety of uses such as: Retail, Business & Professional Offices, Restaurants, Fast Food, Funeral Home, Auto Services, Gasoline Stations, Medical/Dental Offices, House of Worship, School Building, and more
- Average annual daily traffic count of 18,800
- Owner is a NYS Licensed Real Estate Broker

Demographics

	1 Mile	3 Mile	5 Miles
2019 Population	3,979	30,188	94,788
2024 Projected Population	4,220	31,653	98,114
2019-2024 Projected Growth	1.58%	0.95%	0.69%
2019 Median Age	44.6	43.1	42.5
2019 Total Households	1795	12,695	37,102
2019 Average Household Size	2.22	2.37	2.33
2019 Average Household Income	\$114,606	\$110,477	\$96,505



For more information, contact:

James "Jay" Verro, CCIM | Associate Broker

+1 518 369 5048 | +1 518 465 1400 ext. 214

jverro@ccim.net