

# Build-To-Suit Retail Pads

## Property Overview

Offered for lease are two to-be-built retail buildings in Halfmoon, NY. Pad site configuration can be determined by tenant requirements. Potential for drive-thru uses are available. Flexible layout opportunities.

- + Two pad sites available in a larger planned development
- + High visibility location on Route 9, a primary commercial thoroughfare in the region
- + ±400.39 FT of frontage on Route 9
- + Proximate to many other commercial and industrial users
- + From ±2,000 to ±10,000 SF

|           |                                                           |
|-----------|-----------------------------------------------------------|
| Tax ID    | 278.-2-77.11-13                                           |
| Zoning    | C-1 Commercial                                            |
| Utilities | Municipal water and sewer, National Grid Electric and Gas |

## Pricing TBD

## Contact Us

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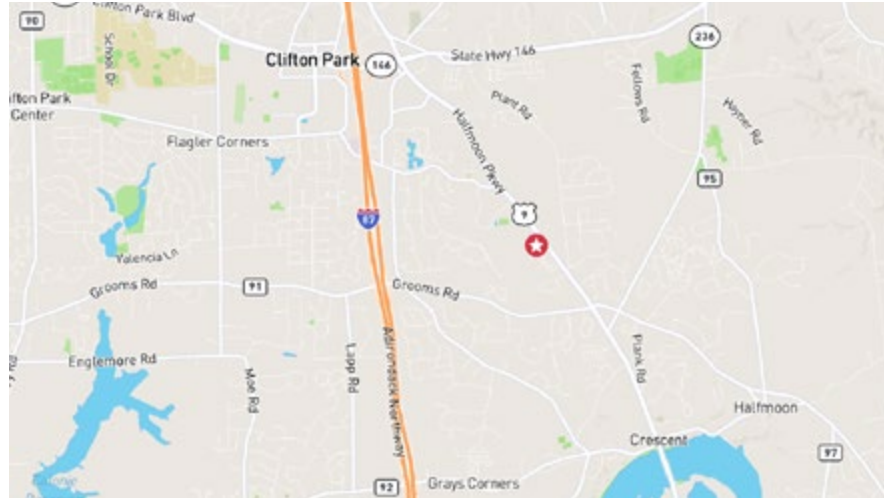


## 1542 Route 9

Halfmoon | New York 12065

## Directions

+ Located: [Exit 8A of I-87 \(The Adirondack Northway\) to Grooms Road to Route 9.](#)



For Lease



| Area Demographics            | 1 Mile   | 3 Miles  | 5 Miles  |
|------------------------------|----------|----------|----------|
| 2023 Population              | 7,237    | 36,314   | 73,774   |
| 2023 Median Household Income | \$85,382 | \$96,958 | \$97,063 |
| 2023 Daytime Population      | 7,733    | 33,759   | 64,780   |
| 2023 Businesses              | 404      | 1,539    | 2,247    |

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