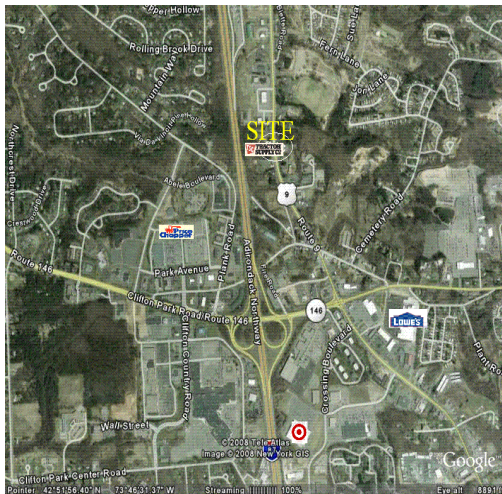


# Land Lease Retail Pad for Lease

Clifton Park, NY



## Site Description

- Lot Size 220' X 260'
- Parcel Number 272-1-12.0
- 220' of Frontage on Rt 9
- 90+ Parking Spaces
- All Utilities On Site

Owner will consider build to suit,

Located just north of the intersection of Rt's 9 and 146 in Clifton Park, NY. Neighbors include the recently opened Tractor Supply and Capital Communications Credit Union.

## Traffic Count

18,900 car per day '00 AADT

## Demographics

	3 mile	5 miles	10 miles
Population	32,207	61,092	274,456
Total Households	13,169	25,201	111,956
Med Income	\$65,812	\$64,274	\$53,074

There is a parking easement in place that allows for an additional .5 acre of parking.

Asking Price \$120,000/yr



Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

## Contact information

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