

1694

ROUTE 9

CLIFTON PARK, NEW YORK

CLIFTON PARK



THE
DARTMOUTH
COMPANY
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SIZE | +/- 4,501 SF

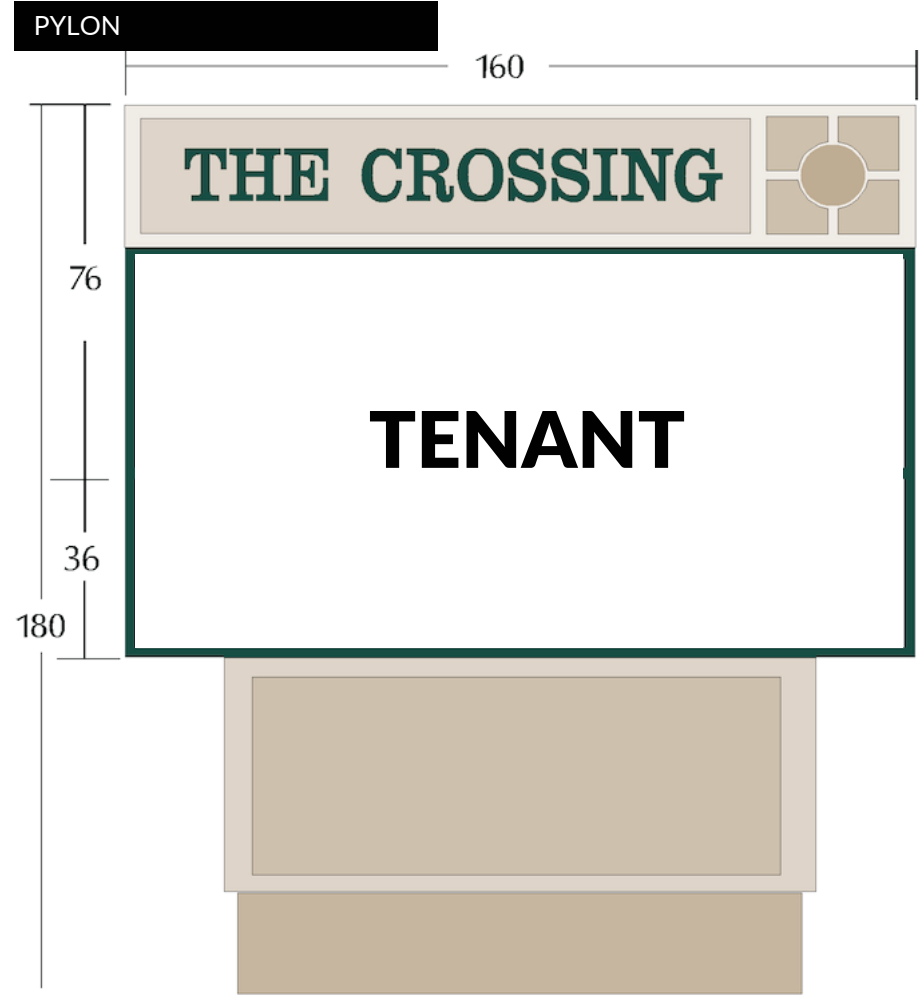
FACTS

- Free standing building fronting Route 9 and surrounded by big box & daily needs retailers including Home Depot, Target, Walmart and Lowes, Rite Aid, Exit 9 Wine & Liquor
- Accessible off both routes 9 & 146
- Located at signalized entrance to The Crossing, a 575,000 SF regional shopping center
- 4,501 square feet available immediately
- 22 total parking spaces
- Dedicated monument sign
- Potential to subdivide

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Daytime Population	9,993	20,213	26,368
Population	4,655	35,881	65,787
Med HH Income	\$66,082	\$90,249	\$93,392
Households	2,195	15,340	27,677

STOREFRONT



NEARBY MARKET GENERATORS



AVAILABLE IMMEDIATELY

SITE PLAN

LEGEND

BTS & Vacant Land:

- 1 Available +/- 30,000 sf
- 2 Phase II Proposed Development +/- 5,000 sf
- 3 Available 8.87 acres



ZOOM AERIAL



GOODYEAR

KeyBank

RITE AID

146

SITE

9

MONUMENT SIGN

Sunmark

BURGER KING

RAYMOUR & FLANIGAN

Cracker Barrel

ENTRANCE TO THE CROSSING

9

16,599 ADT