

# PREMIER DEVELOPMENT OPPORTUNITY

LOCATED AT THE ENTRANCE TO THE CROSSING

CLIFTON PARK, NY



THE  
**DARTMOUTH**  
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**SIZE** | Up to 30,000 Sq Ft



## FACTS

- New build located at the entrance to The Crossing, a 600,000 SF power center with national retail anchors and "daily needs" generators
- Directly accessible from Route 9
- Over 3,000 housing units approved & built in Halfmoon since 2002.
- Pylon signage available
- Excellent visibility

ROUTE 9 VIEW CORRIDOR



## DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Daytime Population	31,494	46,189	300,785
Population	36,475	65,299	325,953
Med HH Income	\$89,996	\$94,263	\$73,997
Estimated HH	16,164	27,605	137,591

SITE AERIAL



## NEARBY RETAILERS



AVAILABLE  
4th Qtr 2019









# SITE PLAN

## LEGEND

### BTS & Vacant Land:

- 1 Available +/- 30,000 sf
- 2 Available +/- 5,000 sf
- 3 Available 8.87 acres

■ DEVELOPMENT OPPORTUNITIES

✱ PYLON SIGN





# OVERALL AERIAL

