

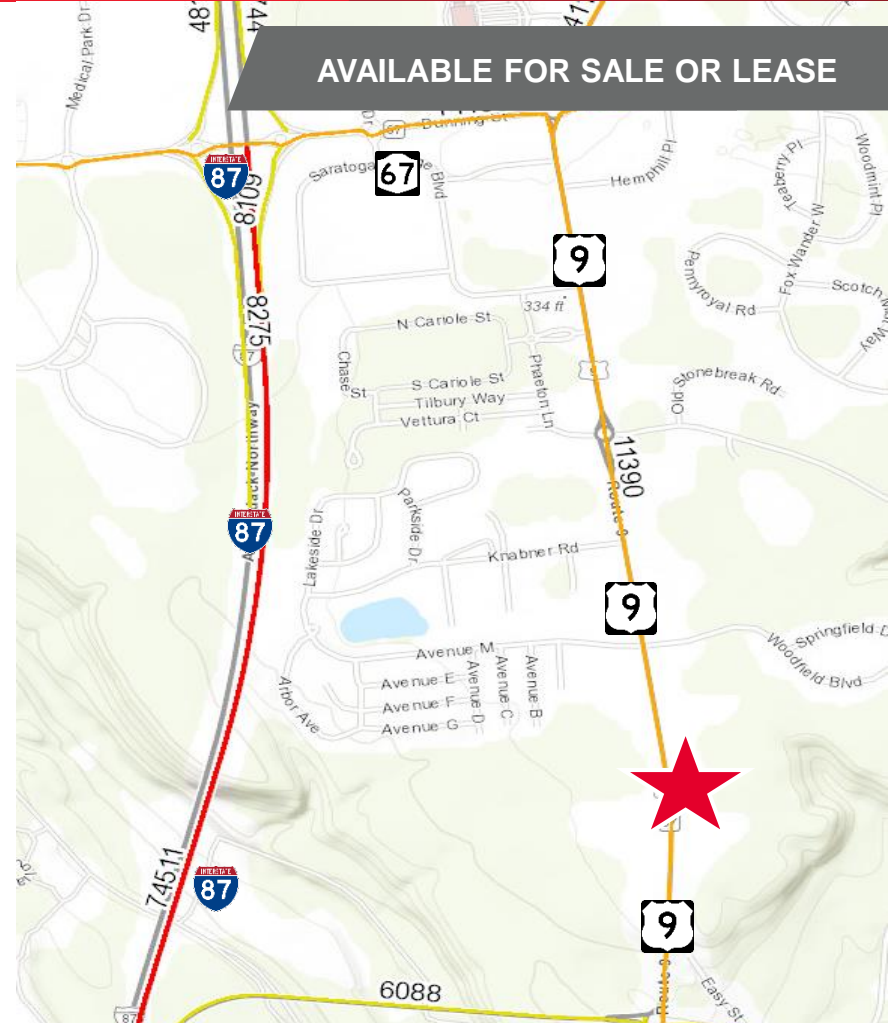
FOR SALE OR LEASE
1 & 2 Copper Ridge Drive
 Mechanicville, NY 12118



Property Highlights:

1 & 2 Copper Ridge Drive are zoned commercial and can be modified to deliver a pad or a build to suit turnkey building of up to 30,000± SF. Motivated owner that is flexible with layout or size of project. Sale and lease price are negotiable.

- 1 Copper Ridge Drive is 3.98± acres.
- 2 Copper Ridge Drive is 2.78± acres.
- Prominent Cedar Pointe residential development is directly behind both parcels.
- 1.5± miles to the Adirondack Northway(Interstate 87)
- Traffic counts of 11,390± cars per day
- Great exposure, high income market with over 9,500 living within 2 miles.



AVAILABLE FOR SALE OR LEASE

For more information, please contact:

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Approximate plot lines; subject to verification of survey

High Altitude Aerial - Malta NY new development US Rt 9 & Copper Ridge Dr

Ballston Lake

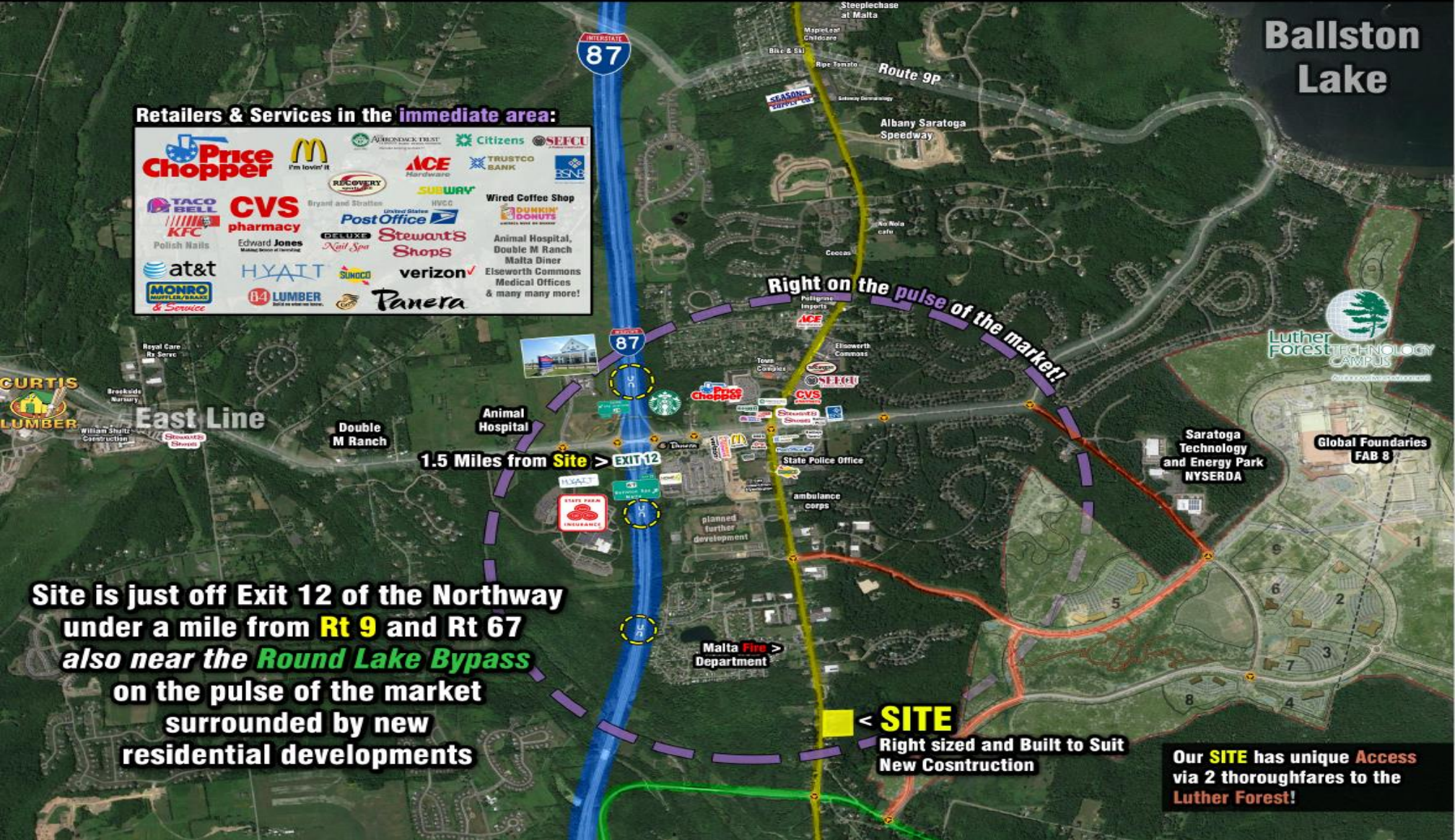
Retailers & Services in the immediate area:

Right on the pulse of the market!!

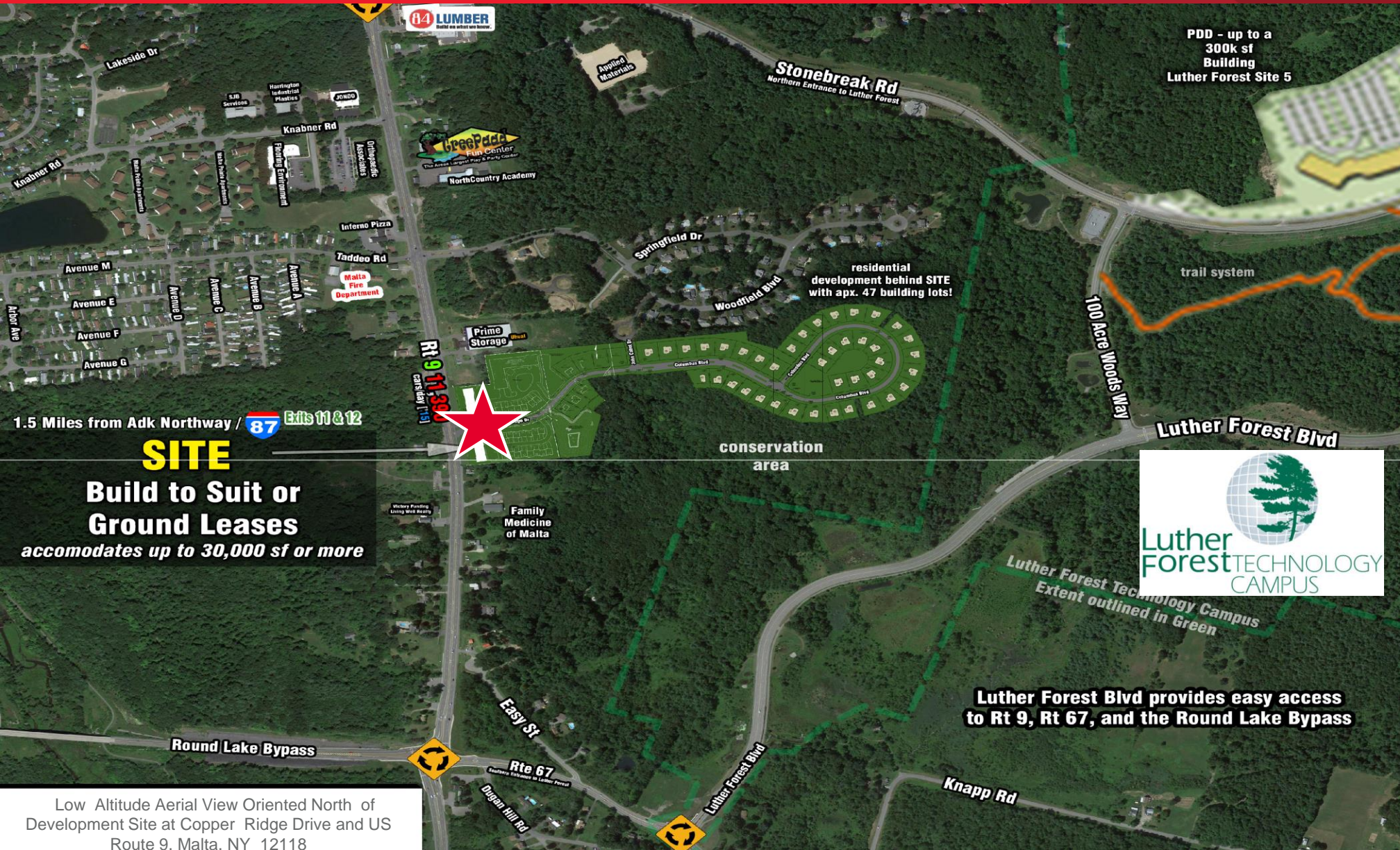
Site is just off Exit 12 of the Northway under a mile from Rt 9 and Rt 67 also near the Round Lake Bypass on the pulse of the market surrounded by new residential developments

< SITE Right sized and Built to Suit New Cosntruction

Our SITE has unique Access via 2 thoroughfares to the Luther Forest!



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PDD - up to a 300k sf Building
 Luther Forest Site 5

residential development behind SITE with apx. 47 building lots!

trail system

1.5 Miles from Adk Northway / **87** Exits 11 & 12

SITE
Build to Suit or Ground Leases
 accomodates up to 30,000 sf or more



Luther Forest Technology Campus
 Extent outlined in Green

Luther Forest Blvd provides easy access to Rt 9, Rt 67, and the Round Lake Bypass

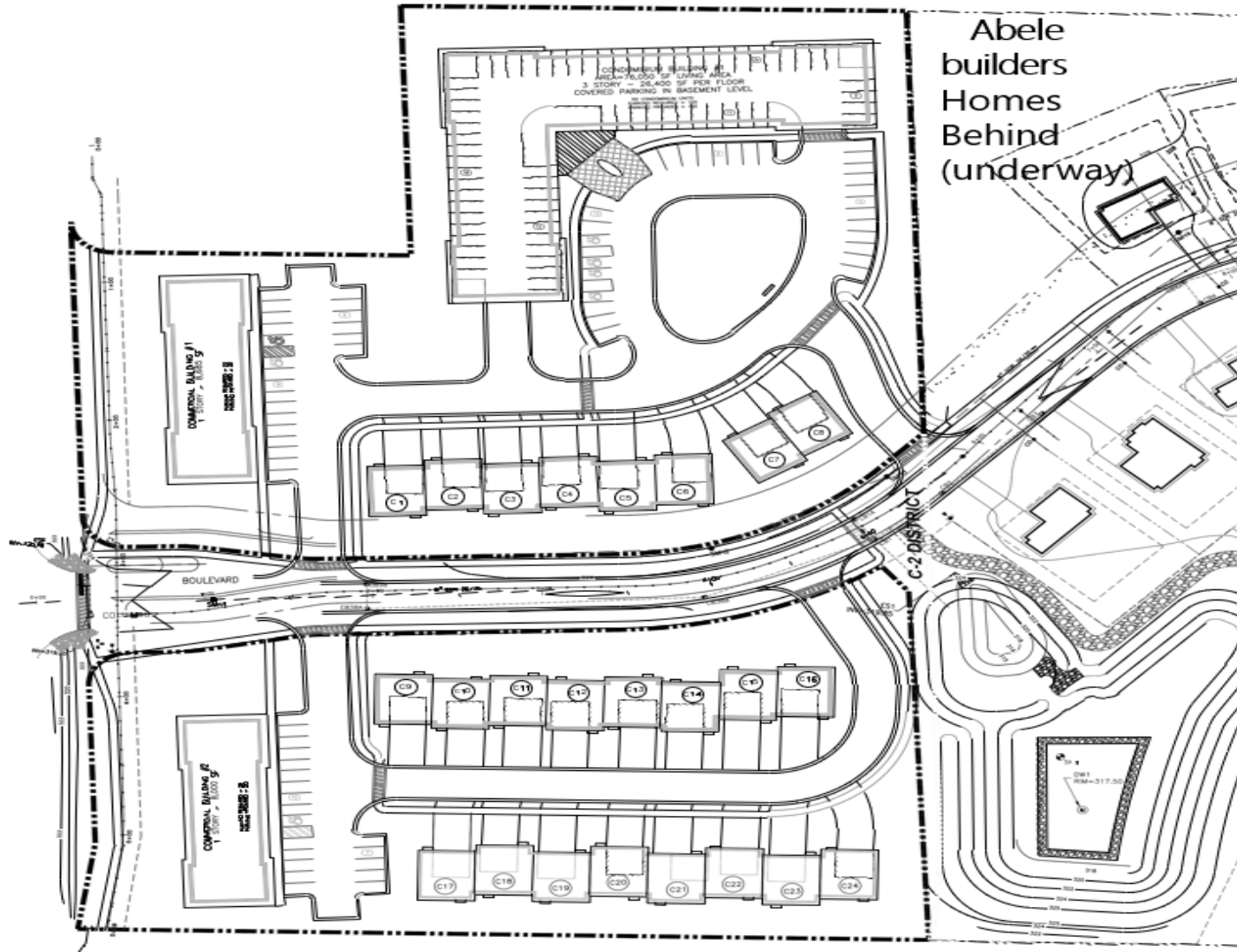
Low Altitude Aerial View Oriented North of Development Site at Copper Ridge Drive and US Route 9, Malta, NY 12118

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1 & 2 Copper Ridge Drive

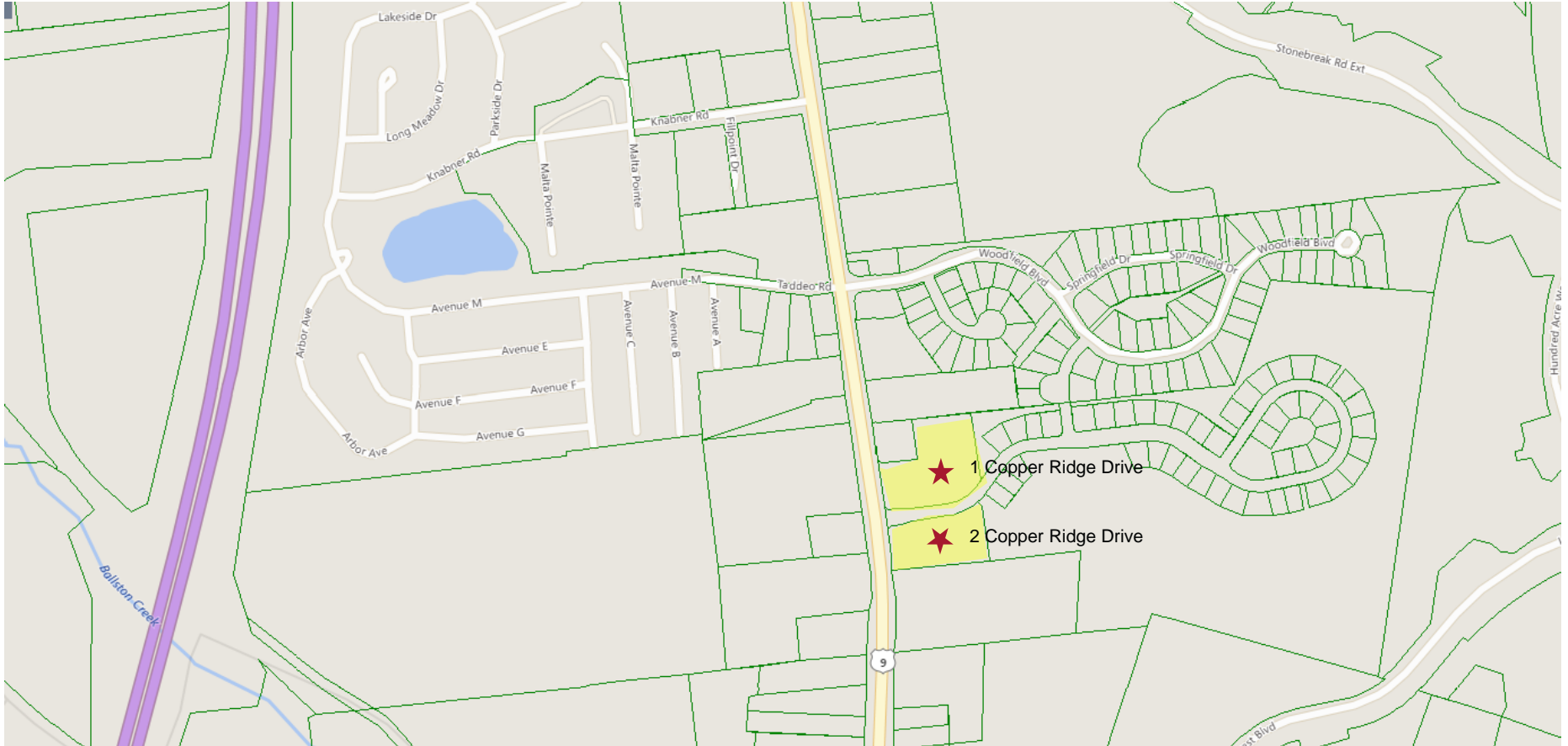
Mechanicville, NY 12118



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1 & 2 Copper Ridge Drive, Mechanicville, NY 12118

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1 & 2 Copper Ridge Drive

Mechanicville, NY 12118

BUSINESS



1,225

Total Businesses



14,336

Total Employees

RETAIL SALES



\$409,025,569
Total Retail Sales



\$663,015,780
Total Retail Sales Potential



225
Total Retail Businesses

HOTELS & LODGINGS



17

Hotel/Lodging
Businesses (SIC)



\$8,817

Hotel/Lodging Sales
(\$000) (SIC)



104

Hotel/Lodging
Employees (SIC)

ANNUAL HOUSEHOLD SPENDING

\$2,640
Apparel &
Services



\$5,958
Groceries

\$209
Computers &
Hardware



\$7,029
Health Care

\$4,266
Eating Out

EMPLOYMENT

75%

White Collar



15%

Blue Collar



10%

Services

4.1%

Unemployment
Rate

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	2,387	14,480	33,001
Households	1,047	6,229	13,353
Families	617	3,920	9,085
Average Household Size	2.28	2.32	2.44
Owner Occupied Housing Units	800	4,335	9,968
Renter Occupied Housing Units	247	1,894	3,385
Median Age	40.0	41.0	41.6
2018 Summary			
Population	3,435	17,677	37,413
Households	1,511	7,590	15,225
Families	877	4,716	10,203
Average Household Size	2.27	2.33	2.44
Owner Occupied Housing Units	968	4,906	10,987
Renter Occupied Housing Units	543	2,684	4,238
Median Age	42.1	43.1	43.5
Median Household Income	\$66,783	\$77,880	\$84,919
Average Household Income	\$86,867	\$96,240	\$103,891
2023 Summary			
Population	3,927	19,210	39,819
Households	1,730	8,251	16,234
Families	998	5,100	10,815
Average Household Size	2.27	2.32	2.43
Owner Occupied Housing Units	1,144	5,523	12,011
Renter Occupied Housing Units	586	2,728	4,223
Median Age	42.7	43.9	44.5
Median Household Income	\$73,360	\$85,409	\$94,453
Average Household Income	\$100,753	\$110,663	\$119,608
Trends: 2018-2023 Annual Rate			
Population	2.71%	1.68%	1.25%
Households	2.74%	1.68%	1.29%
Families	2.62%	1.58%	1.17%
Owner Households	3.40%	2.40%	1.80%
Median Household Income	1.90%	1.86%	2.15%

Business Demographics

