

FOR LEASE

2374 Route 9

Malta, NY 12118



PROPERTY INFO

- Easily accessible off I-87 Exit 12.
- Former staffing space with 2 offices, a conference room, and a reception area.
- ± 42 parking spaces.

AVAILABLE SPACE

- ± 1,000 SF second floor office.

2023 Demographics

	1 Miles	3 Miles	5 Miles
Population	3,950	19,591	40,309
Average HH Income	\$136,475	\$115,921	\$116,661
Est. Adj. Daytime Demographics (16+)	2,234	10,640	22,790

TRAFFIC COUNT

Route 9: 11,990 AADT

PRICING

\$14 SF Gross + Utilities & Janitorial

Doug Morabito
Licensed Real Estate Broker

Alex Kutikov, Principal
Licensed Real Estate Broker

Gordon Heeps, Principal
Licensed Real Estate Broker

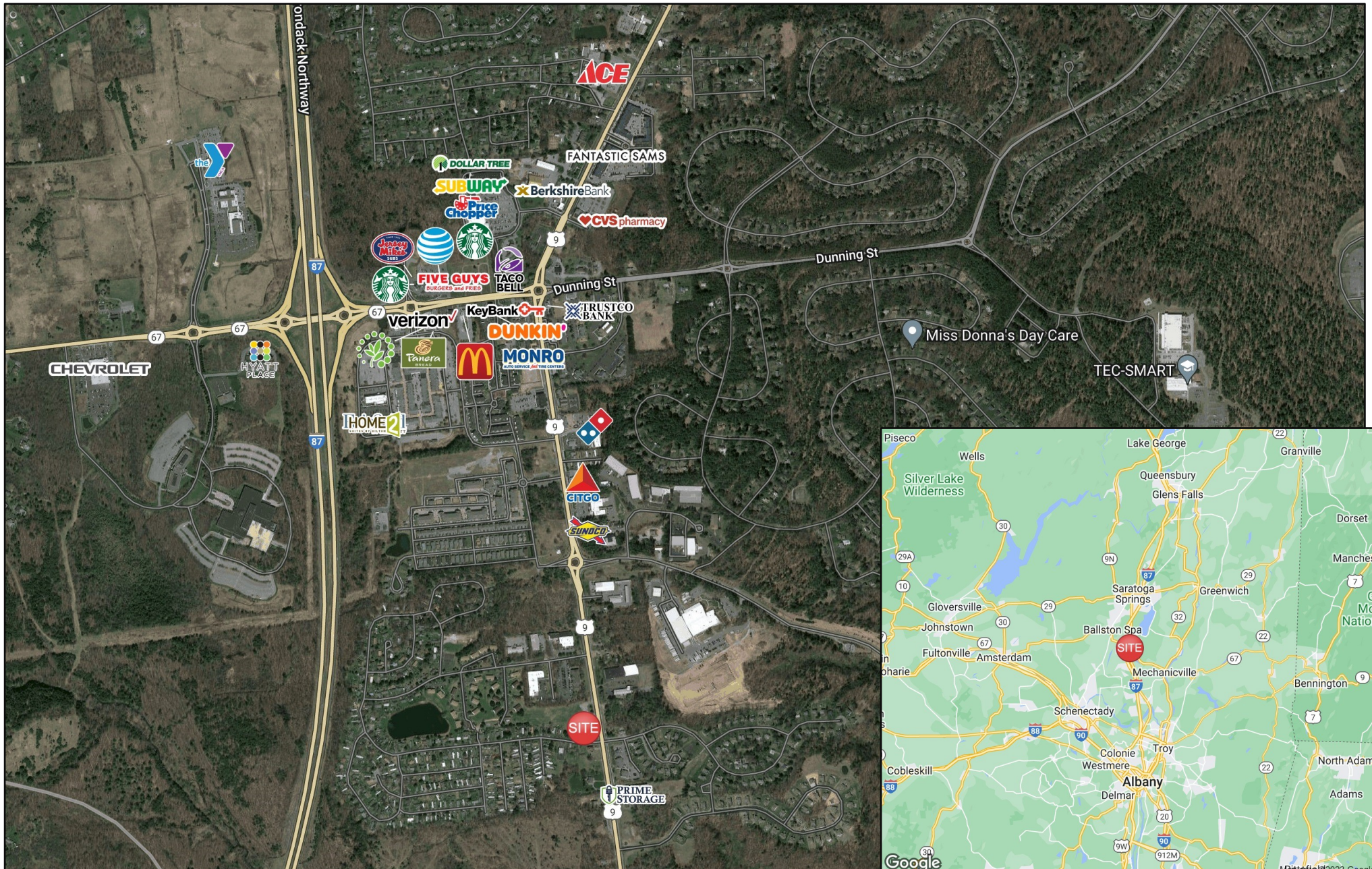


Value...through performance

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7 Southside Drive, Suite 200 | Clifton Park, NY 12065 | www.redmarkrealty.com | 518-952-7500 | info@redmarkrealty.com