

FOR LEASE



TRINITY REALTY GROUP | TRGCOS.COM | 518.458.7203 | 18 COMPUTER DRIVE EAST, STE 201, ALBANY, NY 12205

TRG

1407 US-9, CLIFTON PARK, NY 12065

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HIGHLIGHTS

- 8,000 sq ft office building is available in Professional Office Park conveniently located just north of Vischer Ferry Road in southern Saratoga County.
- Window views of Mohawk River with great accessibility from Routes 9 and 87.
- Four miles from Clifton Park center amenities.
- Open to fit up per tenant needs.
- Can be subdivided into suites as small as 1,000 and 2,000 SF.
- Tenant to pay pro-rata share of NNN charges and separately metered utilities.

OFFERING INFO

Available Size:	8,000 SF (Subdivisible)
Building Size:	10,138 SF
Parcel Size:	2.75 AC
Parking:	141 Spots
Rent:	\$10.25 NNN + Utilities
Zoning:	Commercial

DEMOGRAPHICS

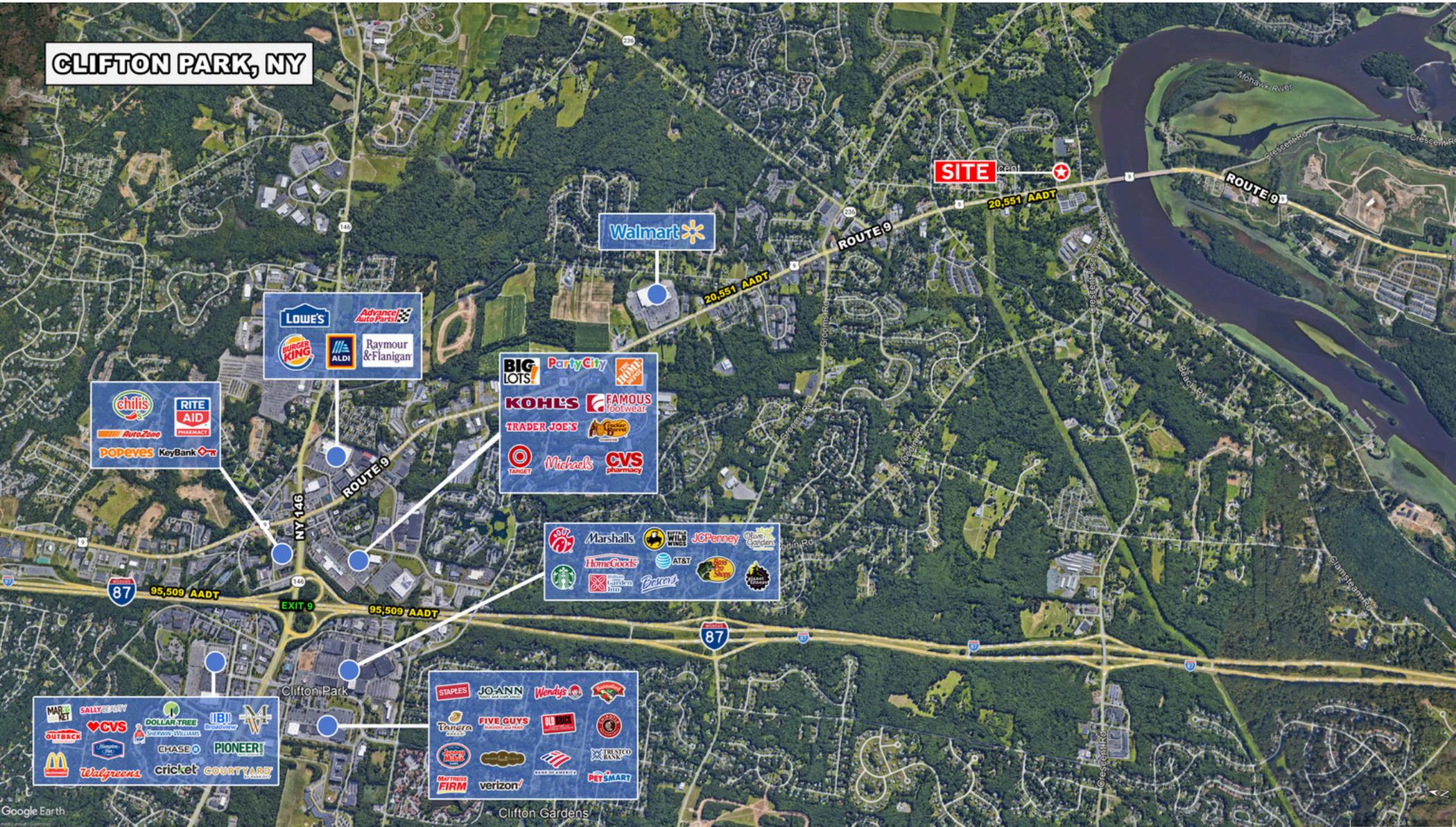
	1 Mile	3 Miles	5 Miles
POPULATION:	2,889	29,853	95,022
HOUSEHOLDS	1,333	13,209	42,329
AVERAGE HH INCOME	\$160,306	\$140,871	\$124,074
DAYTIME POPULATION	1,571	15,978	61,245
BUSINESS ESTABLISHMENTS	116	789	2,740



Area Retailers:

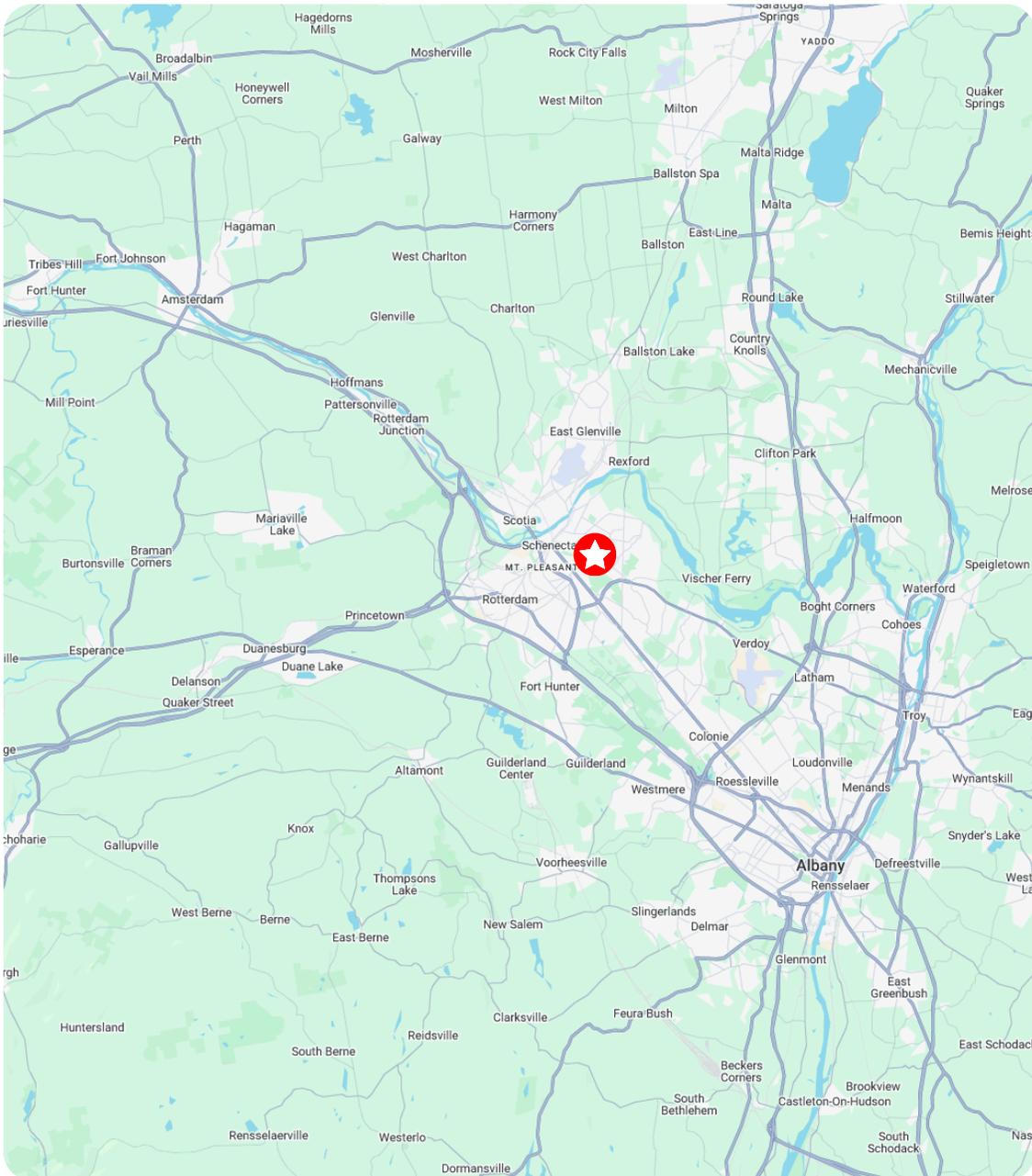


CLIFTON PARK, NY





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For all real estate inquiries please
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