

**FOR
SALE**

1126 LOUDON ROAD

COHOES, NY 12047

LOUDON ROAD DEVELOPMENT



+/- 4.00 ACRE COMMERCIAL SITE

STRATEGICALLY LOCATED ALONG HIGHLY TRAVELED LOUDON ROAD/ ROUTE 9
CLOSE PROXIMITY TO REGIONAL EMPLOYERS, SHOPPING CENTERS, AND
RETAIL AMENITIES

EXCELLENT VISIBILITY WITH 24,618 ADTV

CENTRALLY LOCATED IN THE CAPITAL REGION

SITUATED MINUTES FROM MAJOR ARTERIALS INCLUDING ROUTE 9, ROUTE 9R,
AND I-787

IDEAL FOR RETAIL, MEDICAL, MIXED-USE OR PROFESSIONAL SERVICE USERS

MUNICIPAL WATER & SEWER

COMMERCIAL OFFICE RESIDENTIAL (COR) ZONING

PROPERTY INCLUDES +/- 2,040 SF OFFICE
BUILDING WITH DETACHED GARAGE

FOR SALE

\$789,000

\$197K PER ACRE

**FOR MORE
INFORMATION
PLEASE
CONTACT**

RUDY R. LYNCH, CCIM

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(518) 337-3705 mobile
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KYLE J. BRADLEY, CPA

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Adding Value Through Professional Real Estate Services

The information herein has not been verified, and is provided without warranty unless otherwise guaranteed in writing.
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AERIAL
VIEW



TAX MAP



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PHOTOS



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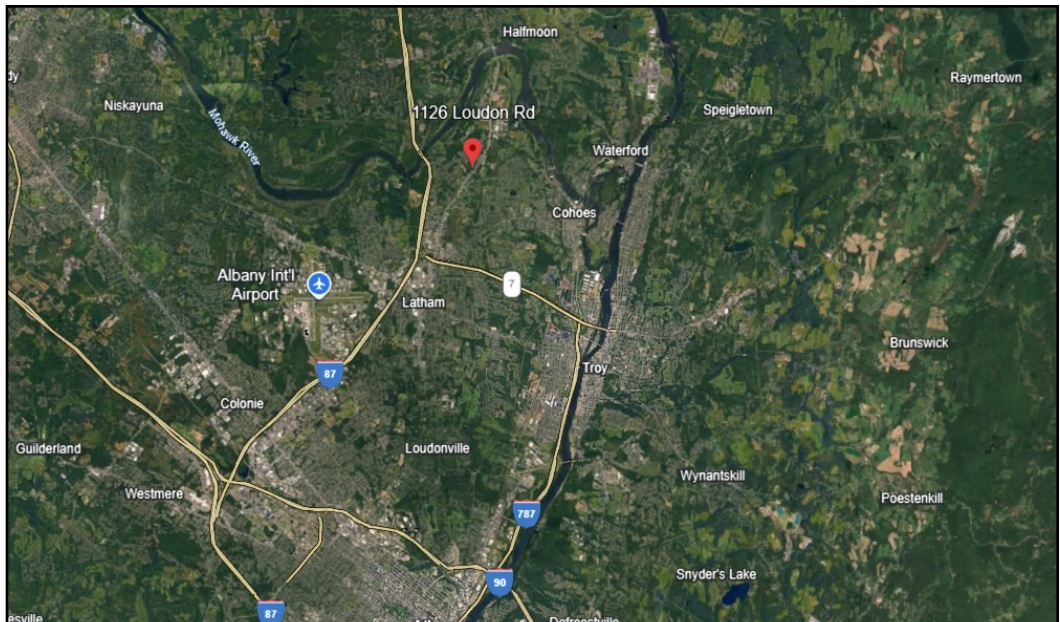
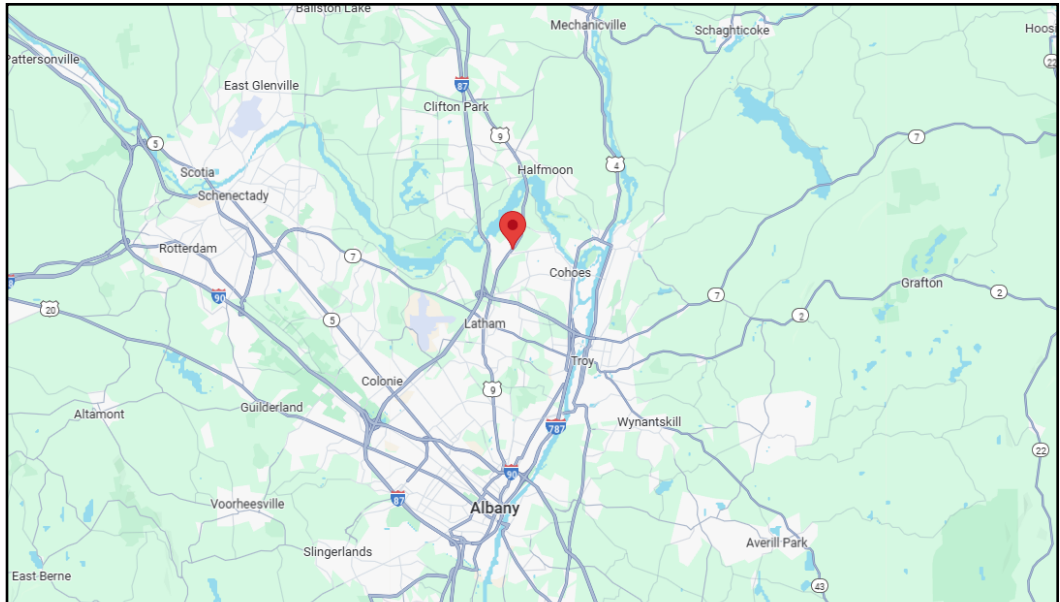
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LOCATION



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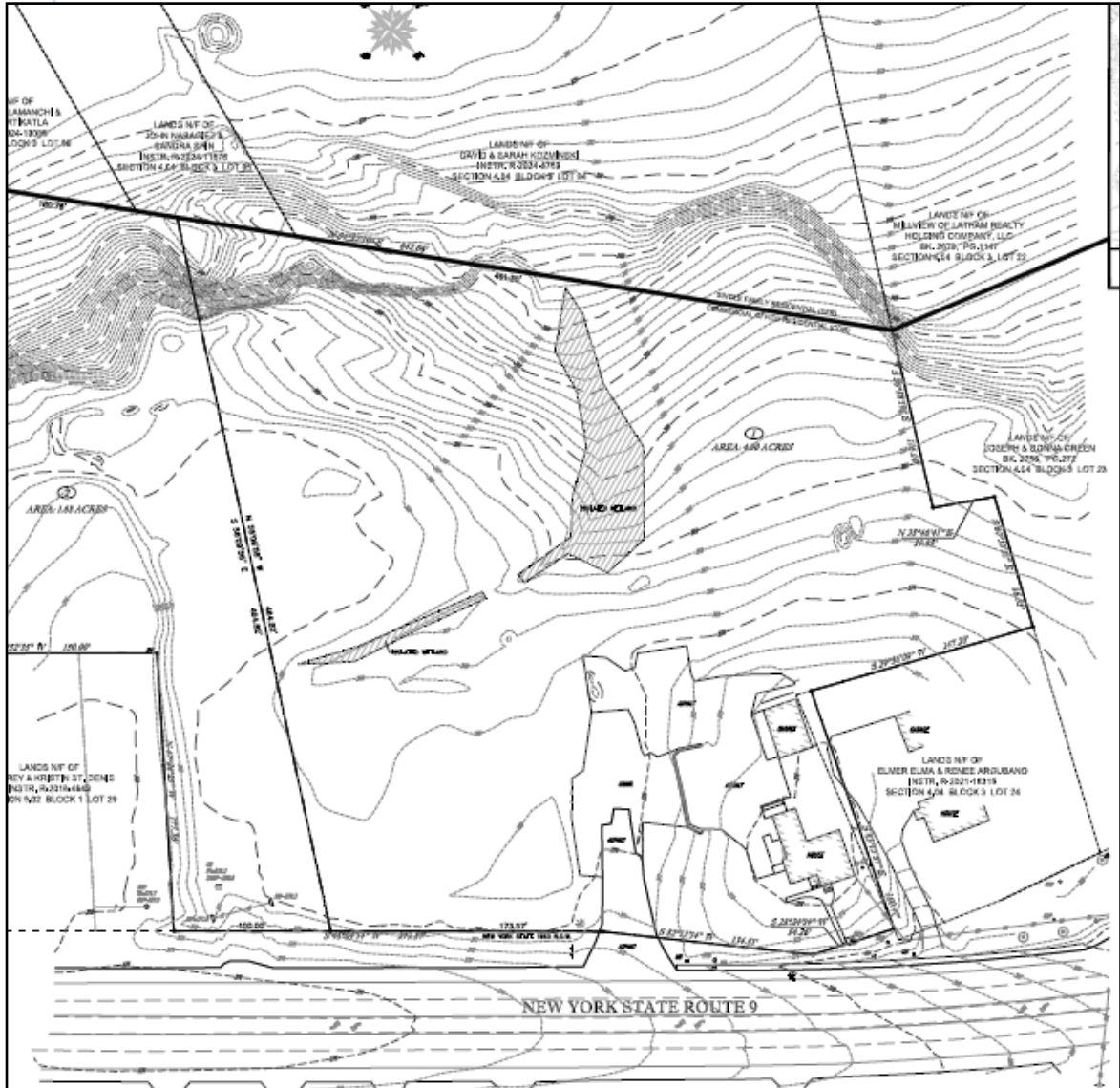
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SURVEY



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DEMOGRAPHICS

Population

	1 mile	3 miles	5 miles
2020 Population	4,681	45,402	132,675
2024 Population	5,151	45,143	129,338

Households

	1 mile	3 miles	5 miles
2020 Households	1,801	19,869	57,216
2024 Households	1,997	19,555	55,385

Income

	1 mile	3 miles	5 miles
Avg Household Income	\$126,457	\$99,620	\$91,673
Median Household Income	\$90,985	\$78,964	\$70,977

Housing

	1 mile	3 miles	5 miles
Median Home Value	\$261,721	\$263,985	\$255,500
Median Year Built	1978	1972	1968

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