



Mill Road Acres
Golf Course

SITE
± 6 Acres

7

39,475 ADT '23

Mill Rd

Troy Schenectady Rd

Peter Harris
Plaza

947 TROY SCHENECTADY ROAD & 2 MILL ROAD | LATHAM, NY

PROPOSED RETAIL DEVELOPMENT

TOTAL OF 6.21 ACRES | AVAILABLE FOR LEASE



PROJECT
DETAILS

PROPERTY HIGHLIGHTS

- Proposed new mixed use development at the signalized intersection of Route 7 & Mill Road.
- The property is surrounded by heavy traffic generators including Albany International Airport, British American Office Park, and the Wade Road industrial corridor.
- Route 7 connects Niskayuna with Latham and acts as a gateway to major retailers and access to I-87 & I-890.
- Mill Road is a local access road that feeds dense residential neighborhoods to Route 7.
- Proposed access off Mill Road and Route 7.
- Zoning allows for various configurations to include retail, office/medical, or residential development.

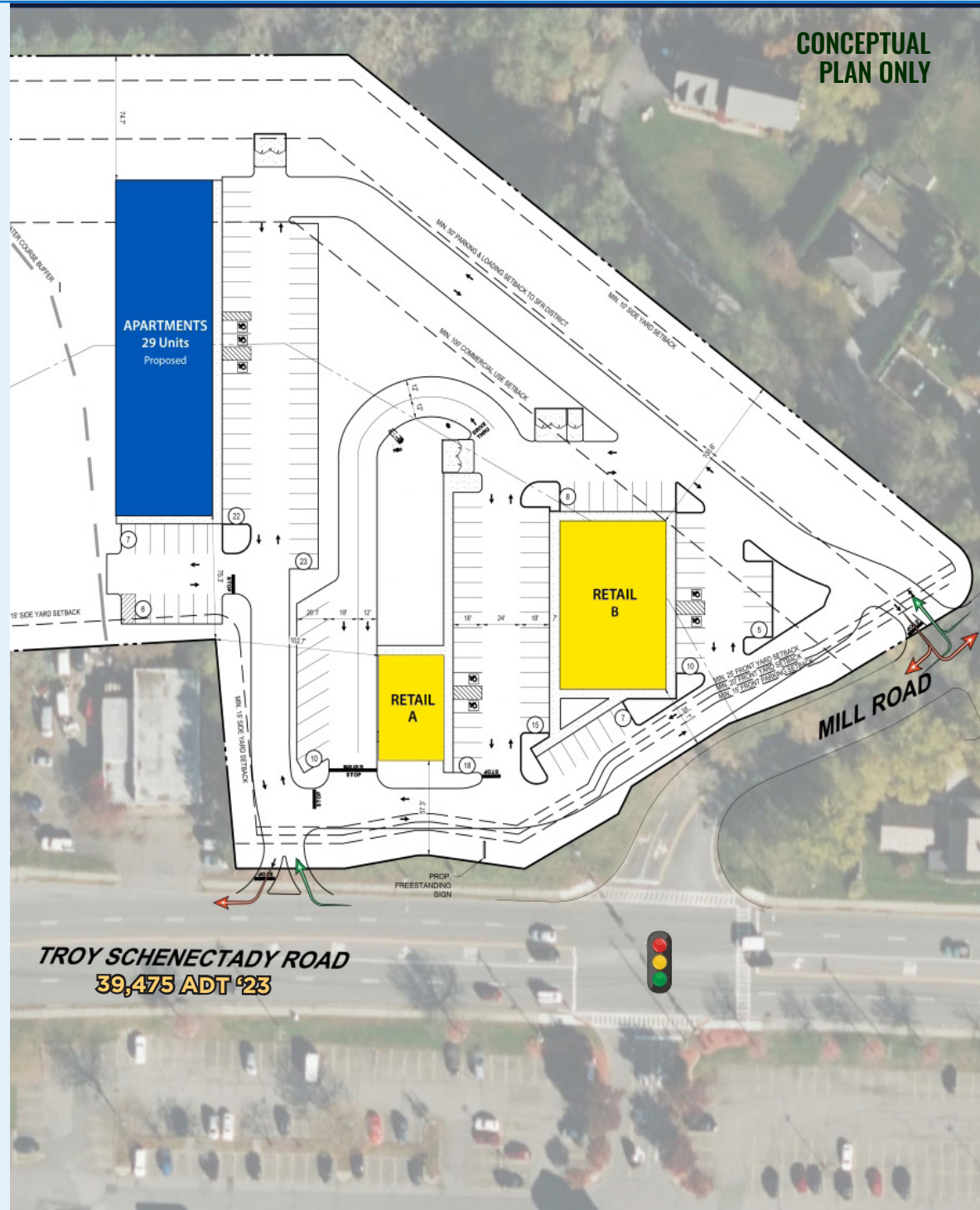
LEASING OPTIONS

RETAIL A	± 2,500 SF Pad Site w/ Drive Thru
RETAIL B	Up to 6,500 SF Subdivisible
ZONING	Commercial Office Residential (COR)

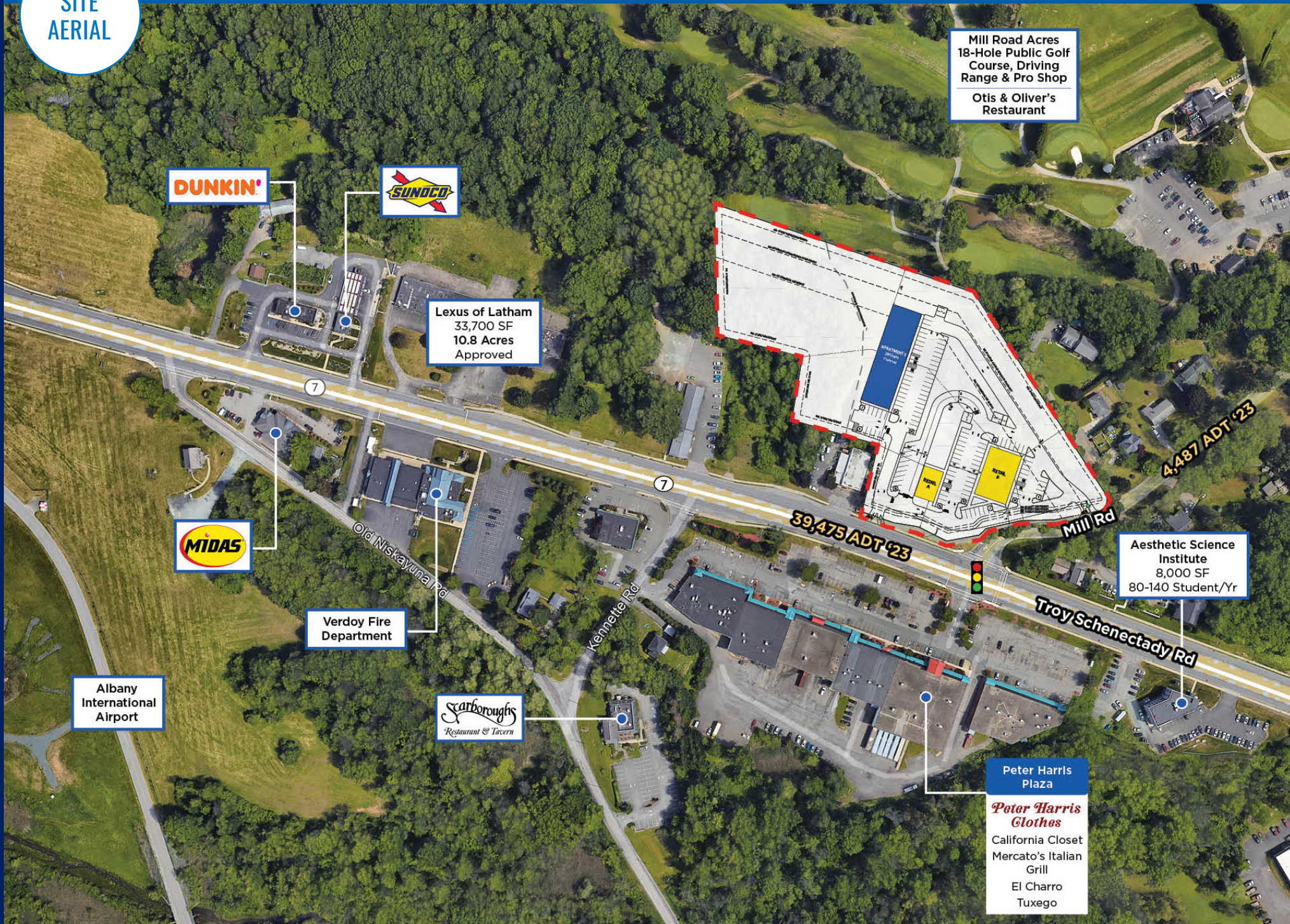
DEMOGRAPHICS

	2024	1 MILE	3 MILES	5 MILES
TOTAL POPULATION		3,206	30,948	114,484
DAYTIME POPULATION		5,385	45,699	127,080
TOTAL HOUSEHOLDS		1,246	12,433	47,982
MEDIAN HH INCOME		\$111,915	\$107,767	\$100,356

CONCEPTUAL
PLAN ONLY



SITE AERIAL



DUNKIN'



Lexus of Latham
33,700 SF
10.8 Acres
Approved



Verdoy Fire Department

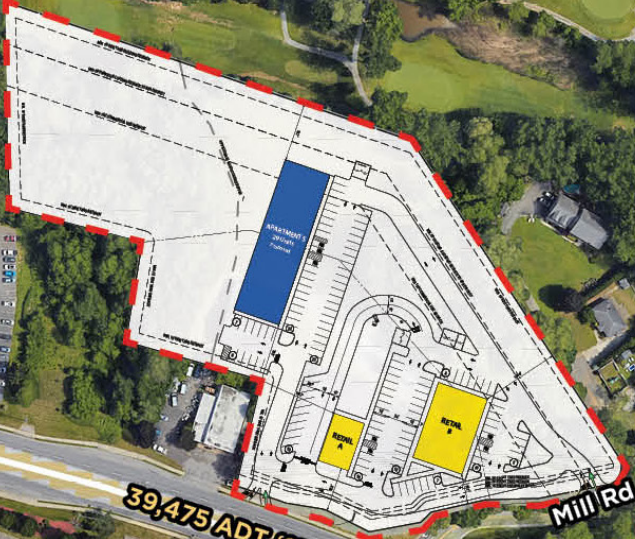
Albany International Airport



Peter Harris Plaza
Peter Harris Clothes
California Closet
Mercato's Italian Grill
El Charro
Tuxego

Aesthetic Science Institute
8,000 SF
80-140 Student/Yr

Mill Road Acres
18-Hole Public Golf Course, Driving Range & Pro Shop
Otis & Oliver's Restaurant



4,487 ADT '23

39,475 ADT '23

MARKET AERIAL

