

12692 Route 9W, New Baltimore, NY 12087

+/-13.6 ACRES OFF I-87

FOR SALE - LOCATED IMMEDIATELY OFF HIGHWAY EXIT 21B

- Tremendous development opportunity at this "billboard" location along Interstate 87
- Commercial zoning allowing for a multitude of uses
- Property wrapped by nearly 60,000 cars/day
- Servicing the Hudson Valley and the immediate communities of New Baltimore, Coxsackie, Ravena, and Hannacroix.



For More Information:

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Member of:



Executive Summary



OFFERING SUMMARY

Sale Price:	Call for Pricing Details
Available SF:	Raw land
Lot Size:	13.6 Acres
Price / Acre:	Call for Pricing Details
Zoning:	Commercial
Market:	Capital Region
Submarket:	New Baltimore
Traffic Count:	42,404 cars/day (I-87)

PROPERTY OVERVIEW

A +/-13.6 Acre land site located immediately off Interstate I-87 Exit 21B. Tremendous traffic counts, road frontage, and visibility along three sides - visible from I-87 (+/-700' of frontage), I-87 exit ramp (+/-600' of frontage), and Route 9W (+/-723' of frontage).

PROPERTY HIGHLIGHTS

- Excellent road frontage and visibility along Interstate 87 and Route 9W
- +/-42,404 cars/day along I-87
- +/-12,760 cars/day along Route 9W
- Adjacent to Camping World of Albany
- Excellent development site for many commercial uses

AERIAL PHOTO - 180 DEGREES



Location Map



Demographics Map & Report

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	11,799	49,032	113,266
Average Age	43.8	44.9	45.1
Average Age (Male)	44.0	43.7	43.2
Average Age (Female)	35.6	44.0	45.8

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	4,322	23,266	54,431
# of Persons per HH	2.7	2.1	2.1
Average HH Income	\$71,702	\$69,994	\$76,443
Average House Value	\$211,708	\$203,148	\$224,870

* Demographic data derived from 2020 ACS - US Census

