

FOR LEASE

1451 Route 9

Glens Falls NY, 12803



## 2,500± Total SF

### Property Highlights

2,500± SF of newly renovated office space located on busy Route 9 in Fort Edward.

### Virtual Tours

<https://kuula.co/share/collection/7F7KD?logo=1&info=0&logosize=200&fs=1&vr=1&zoom=1&sd=1&initload=0&thumbs=3>

### Contact

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Demographic	1 Mile	3 Miles	5 Miles
Population	660	11,857	39,480
Households	230	5,218	17,651
Average H.H. Income	\$134,296	\$109,757	\$99,168
Total Employees	2,825	9,043	32,208
Total Businesses	143	657	2,317

Source: ESRI 2023

Traffic Counts	
US Hwy 9 & Gurney Ln	18,290 AADT
Gurney Lane & I- 87	11,024 AADT

Source: NYS DOT 2023



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### Property Highlights

<b>County</b>	Warren	<b>Signage</b>	Building & Pylon
<b>Total Building SF</b>	8,074± SF	<b>Year Built</b>	2007
<b>Available SF</b>	2,500± SF	<b>Tax ID</b>	63.4-1-77
<b>Acres</b>	4.28±	<b>Zoning</b>	LI: Light Industrial
<b>Lease Rate</b>	\$12.00/SF Mod Gross	<b>Floor</b>	1
<b>Ceiling Height</b>	13'	<b>HVAC</b>	GFA
<b>Parking</b>	Ample	<b>Utilities</b>	Municipal Water & Sewer



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