



250 ROUTE 9W | GLENMONT, NY

# MORIAH COMMONS, PHASE II

UP TO 4.7 ACRES | AVAILABLE



## PROJECT DETAILS

GLENMONT, NY • UP TO 4.7 ACRES AVAILABLE • MORIAH COMMONS

### PROPERTY HIGHLIGHTS

- Located in the Town of Bethlehem, Glenmont offers dense residential neighborhoods, strong school systems, and a commercial corridor that is home to national & regional tenants.
- The market is accessed via Route 32 and 9W, off exit 23 of the NYS Thruway, along with Bender Lane, Feura Bush Road and Glenmont Road.
- The Route 9W commercial corridor services the towns of Glenmont, Ravana, Coeymans, Slingerlands, Delmar, the City of Albany, and parts of Rensselaer County.
- Moriah Commons Phase II consists of 4.7 acres with signalized access off Route 9W.
- Pylon signage
- Co-Tenants include: WellNow Urgent Care | Aspen Dental | Sunmark Federal Credit Union | Panera Bread | Chipotle Mexican Grill

### OFFERING SUMMARY

PRICING	Call for Details
LOT SIZE	4.7 Acres

### DEMOGRAPHICS

#### TOTAL POPULATION

1 MILE	3 MILES	5 MILES
2,168	54,568	145,413

#### TOTAL HOUSEHOLDS

1 MILE	3 MILES	5 MILES
850	23,521	64,121

#### MEDIAN HH INCOME

1 MILE	3 MILES	5 MILES
\$109,162	\$73,821	\$65,423





AERIAL

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**CURRENT  
ELEVATION**

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SOUTHWEST PERSPECTIVE



NORTHWEST PERSPECTIVE



NORTHEAST PERSPECTIVE



SOUTHEAST PERSPECTIVE



WEST ELEVATIONS  
SCALE: 3/32" = 1'-0"

PERSPECTIVES

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**SHANNON OLDER**

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**ATLANTA**

**BOSTON**

**CHARLOTTE**

**LOS ANGELES**

**NEW YORK CITY**

**ORLANDO**

**PITTSBURGH**

**WEST PALM BEACH**

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