



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

**538 Vischer Ferry Road
Clifton Park, NY 12065**



**FOR SALE OR LAND
LEASE**

**PRIME SITE FOR SALE
OR LAND LEASE**

2,240± SF/.89± AC

EXCLUSIVE CONTACT

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pyramidbrokerage.com

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PREMIER CLIFTON PARK LOCATION

Property Highlights

- Positioned along the prominent Vischer Ferry Rd/Route 146.
- Offering great visibility, accessibility and exposure within the Capital Region's strongest retail corridors.
- Benefits from a steady traffic count with established consumer demand.
- Suited for a variety of retail, restaurant, service or institutional users.
- Opportunity to buy entirely or land lease.

Demographic	1 Mile	3 Miles	5 Miles
Population	2,673	27,052	73,463
Households	1,027	11,029	30,890
Average H.H. Income	\$168,826	\$156,501	\$145,452
Daytime Employees	1,218	13,613	29,239

Source: ESRI

Traffic Counts

Route 146	18,363 AADT
Vischer Ferry Rd	9,796 AADT
Source:	NYS DOT

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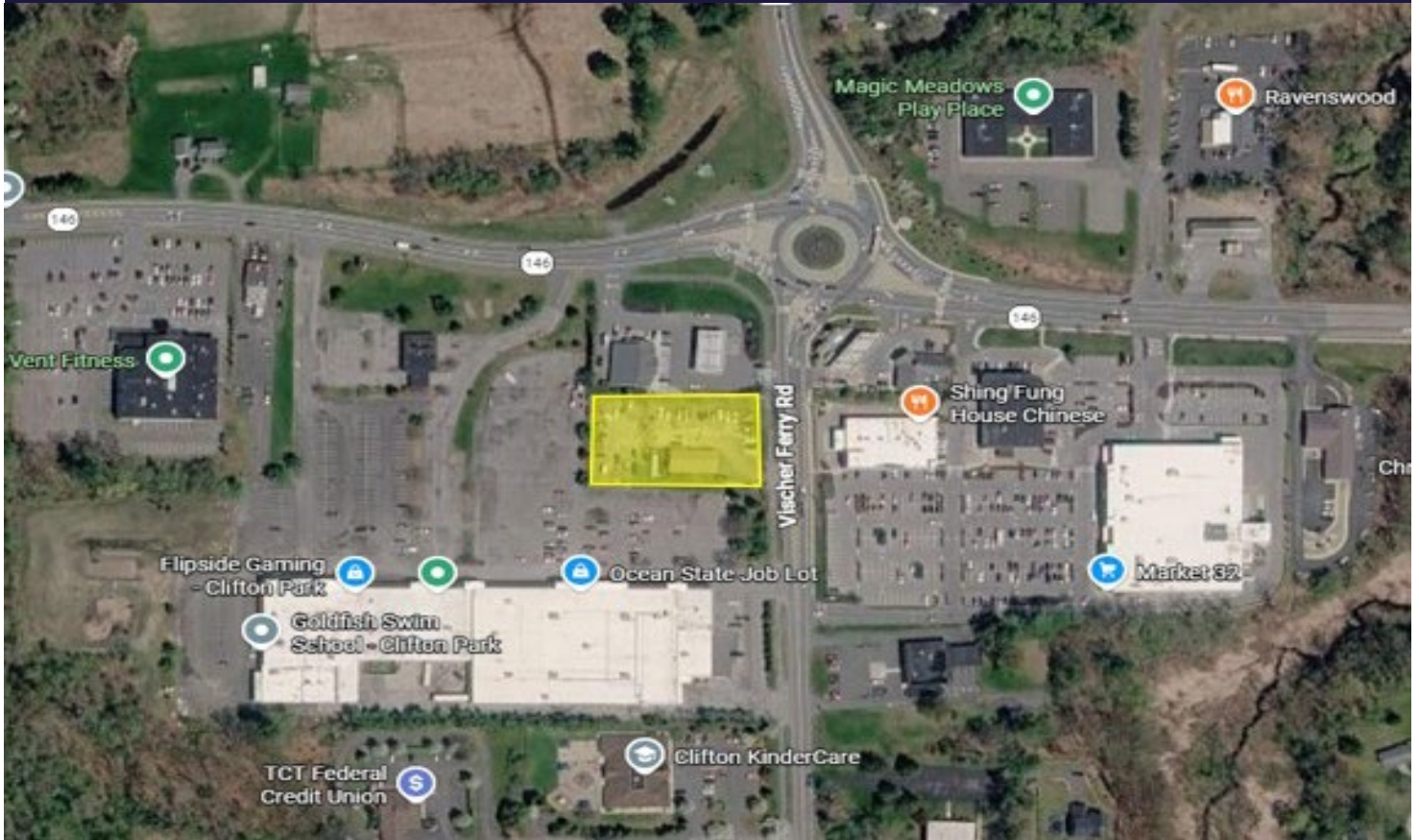


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Property Highlights

Address	538 Vischer Ferry Road, Clifton Park, NY 12065	Docks/Doors	3 Grade Level
Year Built	1970	Ceiling Height	12' 4"
Total Building SF	2,240± SF	Utilities	Municipal Water/Sewer
Available SF	2,240± SF	Zoning	05-Commercial
Occupancy	Single Tenant	Tax ID	270.-2-49
Land Area	0.89± acres	Floors	Single Story
Office Area	800± SF	Signage	Building

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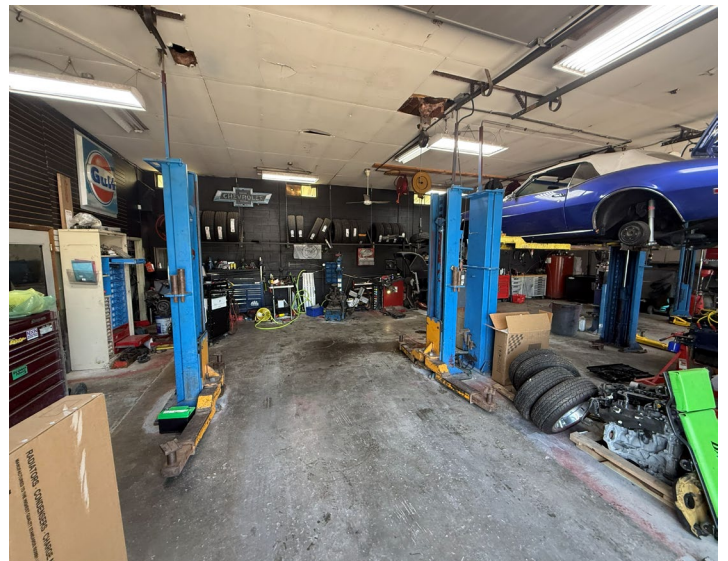
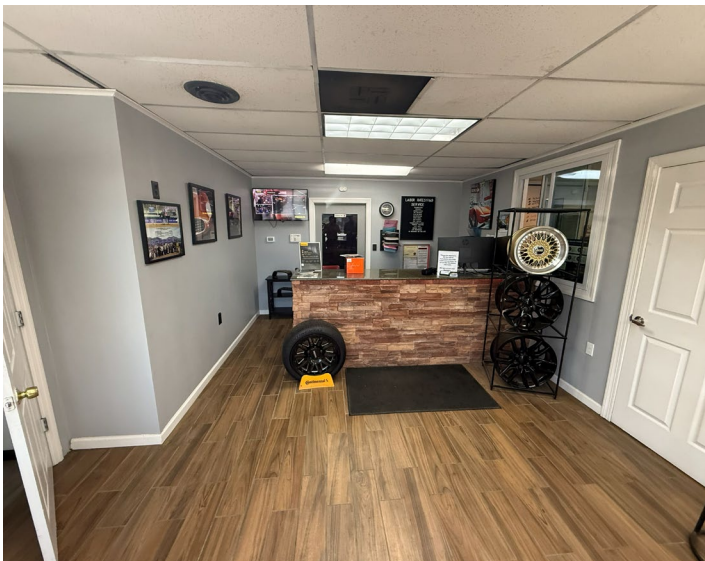
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