

FOR SALE - Development Opportunity

645 Rt. 9, Wilton, NY 12831



\$: 595,000

Lot Size: 3 +/- Acres

Property Highlights

- Possible Uses: business, convenience store, house of worship, laundromat, medical/dental, mixed use, office, retail, or restaurant.
- Septic tank / Well
- Big named stores nearby: CVS, Dunkin' Doughnuts, Stewart's Shop, and Trustco Bank.

James "Jay" Verro, CCIM

o: 518 465 1400 Ext. 214

c: 518 369 5048

e: jverro@ccim.net

Property Information

Prime ±3 Acres of Highly Desirable Land on Rapidly Developing Rt. 9 in Wilton.

Located within the sought-after Hamlet Zoning district, this property offers incredible potential for various uses, including retail, banking, healthcare services, daycare, restaurants, mixed-use developments, veterinary hospitals, and more. The surrounding area is already home to retail shops, banks, medical facilities, apartments, and professional offices. Municipal water and sewer are conveniently located across the street. Please contact the Listing Broker before accessing the property.



14 Corporate Woods Blvd, Albany NY, 12211



518 465 1400

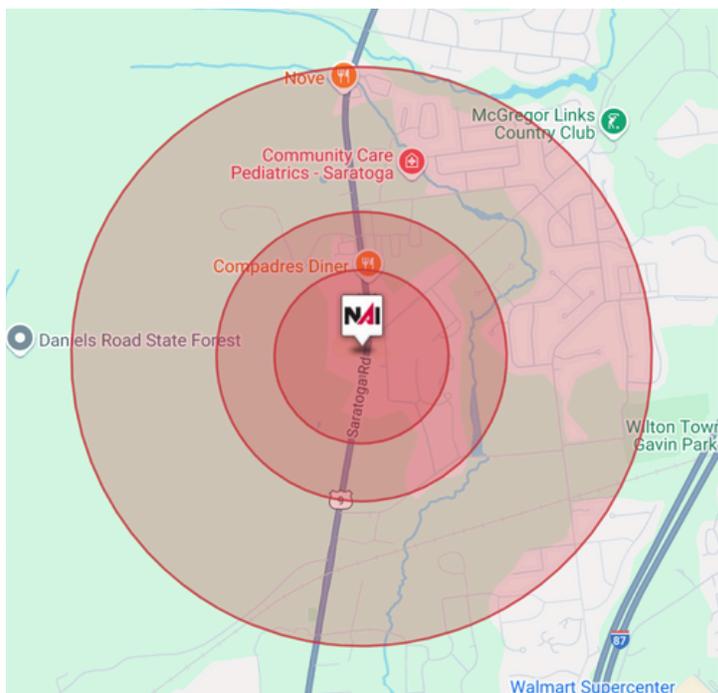


naplatform.com





Demographics



	0.3 Miles	0.5 Miles	1 Miles
Total households	100	377	1,286
Total population	261	979	3,374
Population white	89.3%	89.4%	89.5%
Population black	1.1%	1.0%	1.0%
Population hispanic	2.7%	2.9%	3.1%
Population asian	0.8%	0.8%	0.9%
Population pacific islander	0.0%	0.1%	0.1%
Population american indian	0.0%	0.1%	0.1%
Population other	1.1%	1.0%	1.1%
Persons per household	2.6	2.6	2.6
Average household income	\$127,524	\$127,570	\$127,290
Average house value	\$328,836	\$330,079	\$325,966
Average age	43	43	44
Average age male	42	42	42
Average age female	44	44	45

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