

Chatham, NY 12037

2563-2617 NY-66

RARE DEVELOPMENT ASSEMBLAGE - NY ROUTE 66



For More Information:

Bruce Ginsburg

Licensed New York State Real Estate Broker
bginsburg@ikonrealtygroup.com
518.456.5440 x11

Peter VanBortel

Licensed New York State Associate Real Estate Broker
pvanbortel@ikonrealtygroup.com
518.456.5440 x17

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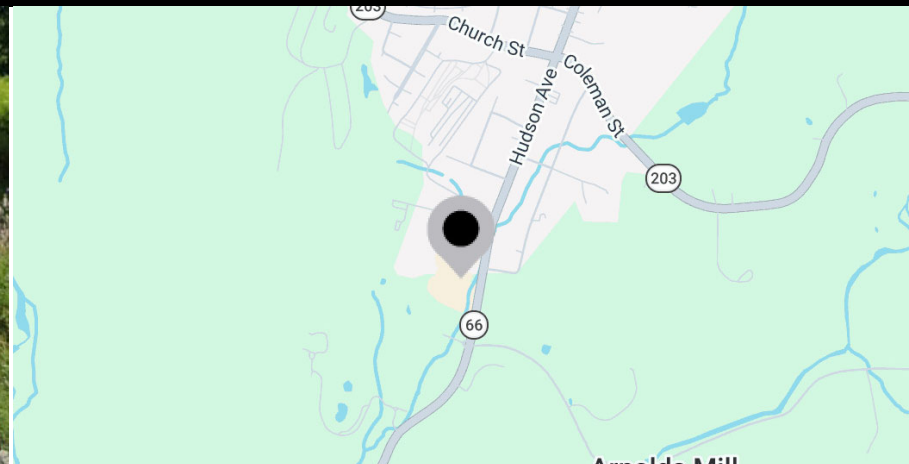
IKON
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Executive Summary



OFFERING SUMMARY

Sale Price	\$2,000,000
Ground Lease / Build-to-Suit	TBD
Subdivision	TBD
Lot Size	±3.5 Acres
Price / Acre	±\$571,000
Parcels	3 contiguous
Route 66 Frontage	±453 feet
Tax IDs	66-1-30, -29, -28.2
Zoning	VB – Village Business*
Municipality	Town of Ghent
County	Columbia
Traffic Count	7,274 VPD
Annual Taxes	\$1,846.58 est.
Possession	Negotiable

*Zoning shown as VB – Village Business per the classification reflected in the listing record; buyer to confirm with the Town of Ghent. Price per acre is calculated from the \$2,000,000 asking price at ±3.5 acres. Taxes are an estimated combined figure for the three parcels. Traffic count as depicted on the Sites USA market aerial for NYS Route 66 at Hudson Avenue; count year is not stated on the source.

PROPERTY OVERVIEW

This assemblage of three contiguous parcels at 2563–2617 NYS Route 66 offers a ±3.5-acre commercial development site with ±453 feet of highway frontage in the Town of Ghent, immediately south of the Village of Chatham. The site sits directly across Route 66 from a Price Chopper–anchored retail center.

The corridor includes Family Dollar, Mavis Tire, Advance Auto Parts, Walgreens, KeyBank and Trustco Bank; Bank of Greene County adjoins the assemblage to the north. The property is classified VB – Village Business under the Town of Ghent Zoning Law; the governing use schedule and the applicable review process are addressed in the zoning summary on the Site Facts page of this brochure.

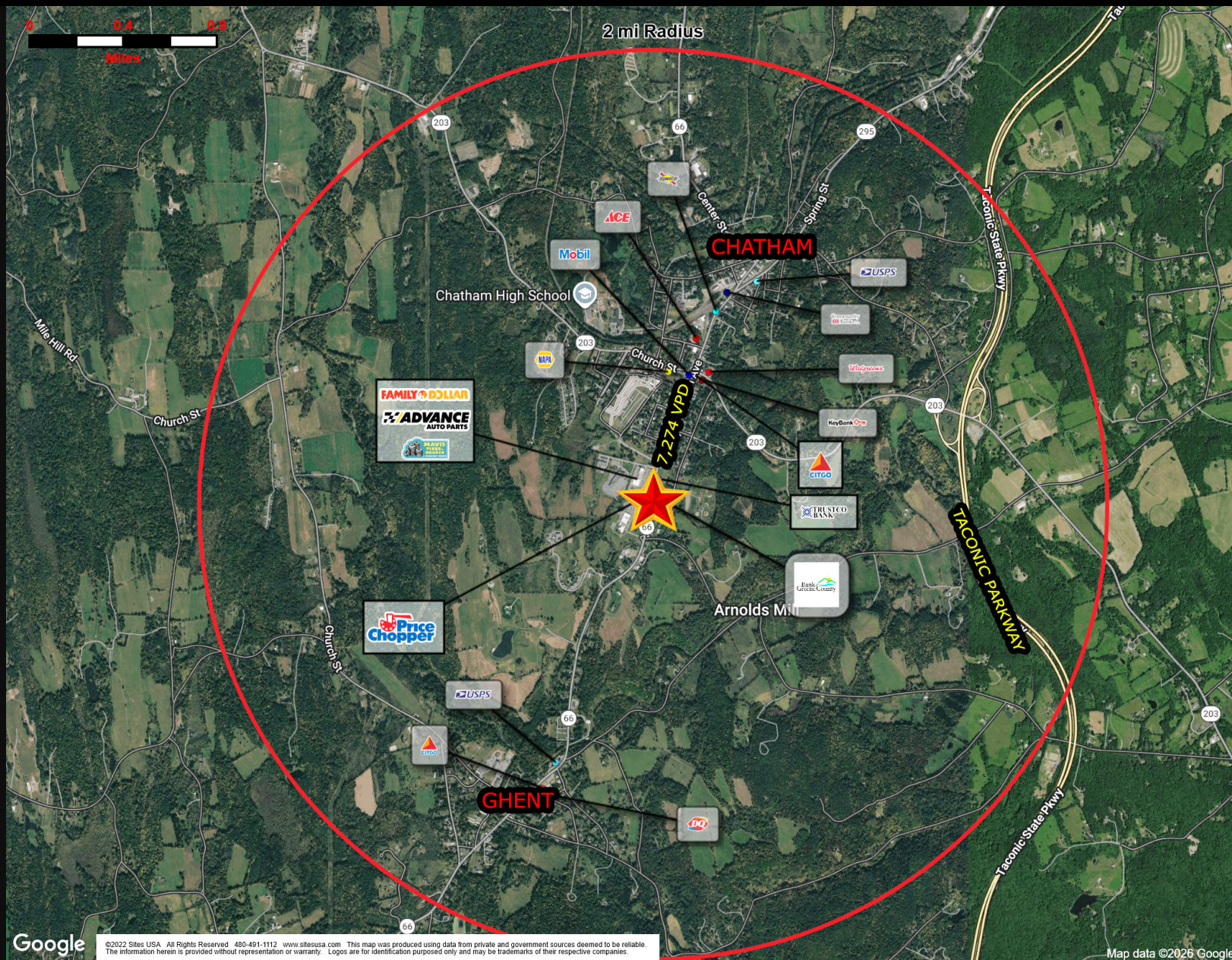
The property is minutes from Chatham Village, Route 9, the Taconic State Parkway and I-90, approximately 23 miles southeast of Albany. Within a ten-minute drive, average household income is \$126,980, average household net worth is \$1,662,975 and annual retail expenditure totals \$104.93 million.

PROPERTY HIGHLIGHTS

- Offered at \$2,000,000; ground lease, build-to-suit and subdivision structures available and priced to the end user's requirements
- 7,274 vehicles per day on NYS Route 66 at the site
- Classified VB – Village Business under the Town of Ghent Zoning Law; see the zoning summary on the Site Facts page
- Adjoins Bank of Greene County and sits directly opposite a Price Chopper–anchored center
- \$1.66 million average household net worth within a ten-minute drive

Demographic figures: Sites USA / Applied Geographic Solutions, Expanded Profile, 2026 estimates, ten-minute drive time. Street-level view is a Google Street View image of NYS Route 66 at the site; frontage annotation added by IKON Realty Group and is approximate. Location map data ©2026 Google.

Location Map



Two-mile radius from the site. Market aerial produced by Sites USA, Chandler, Arizona (480-491-1112, www.sitesusa.com); map data ©2026 Google. Logos are shown for identification purposes only and may be trademarks of their respective companies. Retailer presence, traffic volume and distances are as depicted on the source aerial and have not been independently field-verified; the traffic count year is not stated on the source.



Site Facts, Transaction Structures & Zoning

SITE FACTS

Parcels	Three contiguous — Tax IDs 66.-1-30, 66.-1-29 and 66.-1-28.2
Combined Area	±3.5 acres, irregular configuration
Frontage	±453 feet on NYS Route 66 (Hudson Avenue)
Zoning	VB – Village Business, Town of Ghent (buyer to confirm)
Municipality	Town of Ghent, Columbia County, New York
Water	Existing private well on site. A water main is shown along NYS Route 66 on the 2008 survey; availability, capacity and connection rights have not been confirmed.
Sewer	Existing private septic on site. Public sewer service has not been confirmed.
Topography	Generally level; spot elevations across the parcels range from approximately 443 to 449 feet on the 2008 topographic survey.
Annual Taxes	\$1,846.58, estimated combined for the three parcels
Possession	Negotiable

Utility and topographic information is drawn from a topographic survey of three parcels of land prepared by Richard G. Van Alstyne, Professional Land Surveyor, P.C., Kinderhook, New York, Sheet 1 of 1, dated 2008, and from the listing record. That survey is approximately eighteen years old, was prepared for a prior party, and its parcel acreages do not agree with current tax records; published acreage for this assemblage ranges from 3.35 to 3.8 acres across sources. The elevation range shown above was read from the survey contours and is stated as a range, not as a certified grade. No site plan, subdivision or highway work permit approvals are represented. All utility availability, site conditions, improvements and approvals status are to be independently verified by the buyer.

ZONING DISTRICT

VB Village Business

Town of Ghent, Columbia County. Classification as reflected in the listing record; to be confirmed by the buyer with the Town of Ghent.

USE SCHEDULE

The Town of Ghent regulates land use through a Table of Use Regulations that assigns each listed use a designation within each district: **P** permitted; **SPR** site plan review required; **SP** special permit use, which shall also have site plan approval from the Planning Board as per § 190-21; **MSP** modified site plan review; **X** prohibited. All unlisted uses are prohibited in all districts. A prospective purchaser should read the VB column of the Table for the use it intends and confirm the designation with the Town before relying on it.

TRANSACTION STRUCTURES

SALE \$2,000,000

Fee simple sale of the full ±3.5-acre assemblage. The primary structure being marketed.

GROUND LEASE Rate & Term TBD

Ownership will consider a ground lease. Rate, term, escalations and delivery condition to be determined based on the end user’s requirements.

BUILD-TO-SUIT Pricing TBD

Ownership will consider a build-to-suit. Pricing to be determined based on the end user’s building program and delivery requirements.

SUBDIVISION Pricing TBD

Ownership will consider subdividing the assemblage. Pricing to be determined based on the configuration and acreage required. Subdivision is subject to Town of Ghent Planning Board approval.

All transaction structures other than the stated sale price are subject to negotiation and to owner approval. No terms are offered or implied beyond those expressly stated. This document is not an offer to sell or lease.

GOVERNING DOCUMENTS

Town of Ghent Zoning Law, Chapter 190, Code of the Town of Ghent. **Appendix A, Table of Use Regulations**, 190 Attachment 1, publication March 2024. **Zoning Map**, 190 Attachment 3, Figure 1, prepared by CPL, dated 11/10/2020. Copies available from the listing brokers on request.

IKON Realty Group makes no representation as to the zoning classification of this property or as to whether any particular use is permitted, permitted subject to review, permitted by special permit, or prohibited. Zoning is subject to amendment. Buyer and buyer’s counsel are directed to the documents cited above and to the Town of Ghent for confirmation.

Demographics — Drive-Time Trade Areas

2026 ESTIMATES	10 MIN	15 MIN	20 MIN	25 MIN
POPULATION & HOUSEHOLDS				
Estimated Population	4,520	9,709	24,475	38,586
Estimated Households	2,175	4,423	11,176	17,728
Average Household Size	2.04	2.11	2.13	2.12
Median Age	52.3	51.9	50.5	48.8
Trade Area Size (sq mi)	32.3	80.7	177.9	287.1
INCOME & WEALTH				
Average Household Income	\$126,980	\$138,338	\$140,551	\$138,557
Median Household Income	\$86,777	\$97,125	\$95,721	\$94,982
Average Family Income	\$180,839	\$191,284	\$190,835	\$186,117
Average Household Net Worth	\$1,662,975	\$1,762,218	\$1,623,966	\$1,515,789
Households Earning \$75,000+	56.0%	59.4%	57.4%	57.3%
DAYTIME POPULATION & EMPLOYMENT				
Total Businesses	321	497	931	1,776
Total Employees	2,536	4,162	7,228	15,087
White Collar Workers	69.9%	69.0%	66.4%	66.1%
CONSUMER EXPENDITURE & HOUSING				
Total Retail Expenditure	\$104.93 M	\$223.45 M	\$560.86 M	\$879.57 M
Grocery Expenditure	\$12.66 M	\$26.63 M	\$67.72 M	\$107.15 M
Food Away From Home	\$9.63 M	\$20.77 M	\$52.24 M	\$82.20 M
Median Owner-Occupied Home Value	\$366,482	\$362,671	\$342,514	\$342,287

Source: Sites USA, Chandler, Arizona. Expanded Profile, 2010–2020 Census with 2026 estimates and 2031 projections, calculated using weighted block centroid from block groups. Demographic source: Applied Geographic Solutions, 5/2026. Report point Lat/Lon 42.3482 / -73.604. Figures are estimates produced from private and government sources and are provided without representation or warranty.

\$126,980

AVERAGE HOUSEHOLD INCOME

Ten-minute drive time, 2026 estimate

\$1.66 M

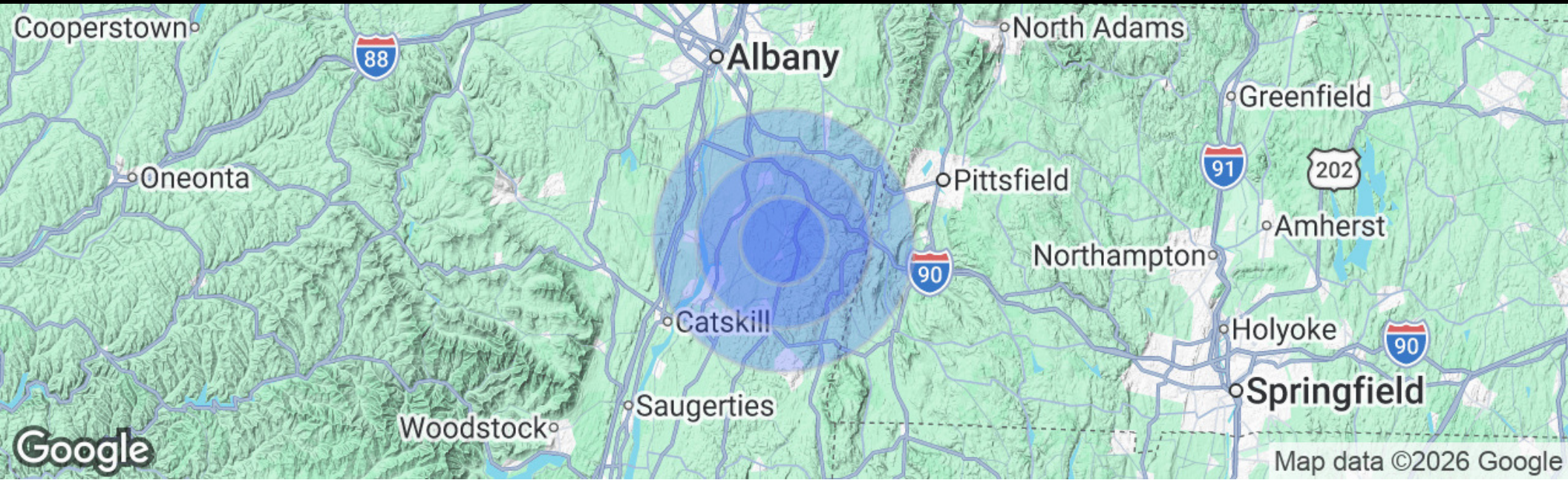
AVERAGE HOUSEHOLD NET WORTH

Ten-minute drive time, 2026 estimate

TRADE AREA NOTES

- Within a ten-minute drive, 17.9% of households earn \$200,000 or more and 22.2% earn \$100,000 to \$149,999.
- 45.8% of adults age 25 or over within a ten-minute drive hold a bachelor's degree or higher; 24.6% hold a graduate degree.
- The ten-minute trade area contains 321 businesses and 2,536 employees against a residential population of 4,520.
- 19.2% of workers within a ten-minute drive work from home; average commute is 20.5 minutes.
- Population is projected to decline approximately 0.5% annually within the ten-minute trade area between 2026 and 2031.

Demographics Map & Report



POPULATION	5 MILES	10 MILES	15 MILES
Total Population	7,693	33,370	83,707
Average Age	44.2	47.5	47.6
Average Age (Male)	45.8	46.0	46.3
Average Age (Female)	41.0	48.2	47.3
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	3,127	13,706	34,201
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$121,032	\$126,590	\$120,823
Average House Value	\$399,505	\$370,089	\$346,368

2023 American Community Survey (ACS)