

**4,500 sf 50' x 90'**

Primary Retail Corridor just serving the City of Albany, Glenmont, Delmar, & Slingerlands, at the start of



& Exit 23 of



on corner,  
signaled intersection



combined traffic count  
19,735 cars / day

Managed  
By:



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**Enclosed Information on the Available**

**Turnkey**  
**RESTAURANT**  
**Endcap**

**4,500 sq ft**  
**50' x 90'**

prominent endcap near turnkey restaurant

Bethlehem Town Center II  
241 NYS Route 9W  
Glenmont, NY 12077

- 4,500 sq ft apx. 50' wide x 90' deep
- Ample Parking - Berms being removed!
- Prominent Endcap with great signage on both faces
- Long term National Retail Anchors
- Dining area, Coolers, Freezers, Hoods, Ovens in place

Start of the Corridor, join this great line up:



twist N flip Gymnastics



**Prominent and Marquee Endcap**  
at Traffic Signal - Fully Leased Center

# Storefront View of this Prominent Endcap

at Bethlehem Town Center II

241 US Route 9W, Suite 1

Glenmont, NY 12077

4,500 sq ft

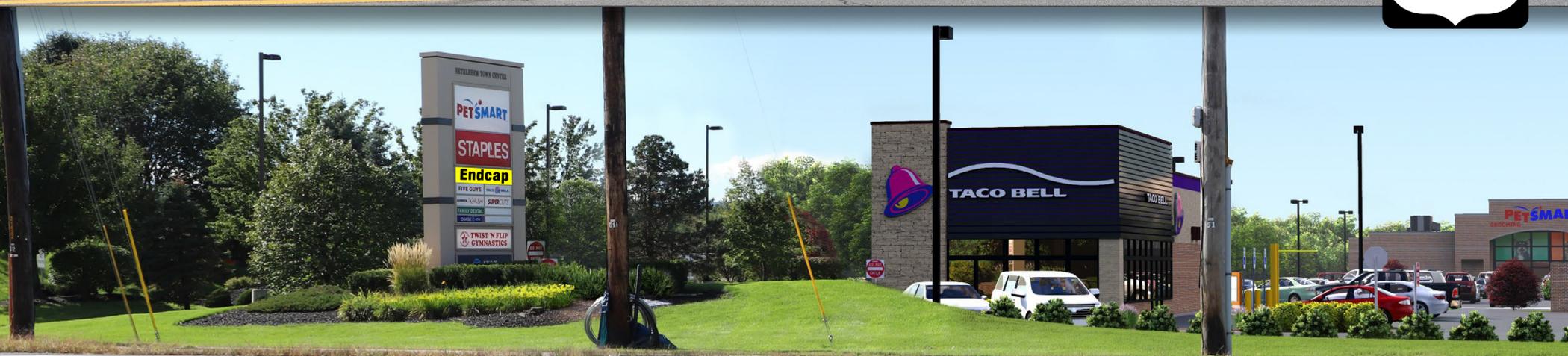
50' x 90'



Near turnkey fit up in place!



@ 1<sup>ST</sup> signal



**Rendering of the Removed Berms along frontage**



**Bethlehem Town Center II, 241 Rt 9W, Glenmont, NY 12077 - 19,975 cars/day**



**High Altitude Aerial View of Rt 9W Retail Corridor - SITE in Yellow**  
 between Rt 32 & Glenmont & Fuera Bush Rd, Glenmont, NY 12077



**Connects to:**  
 City of Albany  
 Exit 23 & Exit 787

**Rooftops**  
 Bender Lane  
 19-735  
 Car Wash

**Delmar Bypass**

**BETHLEHEM TOWN CENTER II**

Available Now:

**PET SMART**  
**STAPLES** The Office Superstore  
**AT&T**  
**TACO BELL**  
**Turnkey RESTAURANT**  
 Endcap with Patio  
 4,500 sq ft endcap  
**FIVE GUYS** DELUXE Nail Spa  
**SUPERCUTS** TWIST 'N' FLIP GYMNASIACS

**GSX Plaza**

**CALIBER COLLISION**  
 RESTORING THE ESSENCE OF YOUR LIFE

**SUNMARK** CREDIT CARDS  
**PANERA BREAD**  
**wellnow** URGENT CARE  
**AspenDental**

**BETHLEHEM TOWN CENTER I**

**LOWE'S** Home Improvement Warehouse  
**Wendy's**  
**Applebee's**  
**Walmart Supercenter**  
**NBCoxsackie**

**THIS CORRIDOR SERVICES A MULTITUDE OF DENSE RESIDENTIAL ROOFTOPS IN THE SUBURBS AND IS EASILY ACCESSIBLE FROM MAJOR INTERSTATES. OUR SITE IS AT THE VERY START OF THE CORRIDOR!**

32

32

32

9W

INTERSTATE 87

**Rooftops**

**Bender Ln**

9W

**Glenmont Elementary**

**Rooftops**

**Rooftops**

**Glenmont Center Sq**

BarberShop  
 Laundromat  
 Romo's Pizza  
**StateFarm**  
 Hilltown Jewelers  
 VIP Nails  
 Smoke Shop  
 She's Yar Lash & Sugar Bar

**Feura Bush Rd**

**Farm Family Insurance**

INTERSTATE 87

**Rooftops**

**GLENMONT PLAZA - BENDERSON**

United States **Post Office**  
**Moe's** southwest grill  
**KeyBank**  
**Marshall's**  
**HomeGoods**  
 Sawa Sushi Bistro  
 L Perfect Nails & Spa  
 The Wine Reserve

**RADIANCE HOT YOGA**  
**McDonald's** I'm lovin' it  
**five BELOW**  
**FAMOUS** footwear  
**STARBUCKS**  
**Spectrum mobile**  
**Great Clips**  
**DOLLAR TREE**  
**Jordan Mirek** shoes

**Car Wash**

9W

**TOWN SQUIRE PLAZA**

**Price Chopper**  
**TRACTOR SUPPLY CO**  
**planet fitness**  
**Bank of America**  
**Southwok**  
**Nail Spa**  
**Albany Med**  
**EmUrgent Care**  
**PIONEER**  
**SEFCU** A Federal Credit Union  
**STEINER'S** Barber & Beauty  
**Angela's** Pizza & Pasta  
**TIFFANY'S** BARBER SHOP  
**HANDLES**  
**TRUSTCO BANK**

To Delmar, Slingerlands, City of Albany

Recent Aerial View of SITE taken in November 2022 of the Proposed Peaches Cafe at 241 Route 9W, Glenmont, NY 12077

**TWIST 'N FLIP GYMNASTICS**  
Suite 8 13,477 sq ft

**PET SMART**  
Suite 9 20,115 sq ft

**STAPLES**  
Suite 6 20,302 sq ft

**FIVE GUYS**  
Suite 5 2,728 sq ft

**at&t**  
Suite 3 3,276 sq ft  
54' wide x 90' 8" deep

**SUPERCUTS**  
Suite 2 1,400 sq ft  
Turnkey RESTAURANT Endcap  
4,600 sq ft [50' x 90']

**TACO BELL**  
2,595 SQ FT

**LOWE'S**  
Home Improvement Warehouse

To Glenmont, Delmar, Feura Bush & beyond

9W 19,735 cars/day 9W

**PANERA BREAD**

**SUNMARK**  
Grocery Store

**CHIPOTLE MEXICAN GRILL**

**AspenDental**

**wellnow URGENT CARE**

Mt Moriah

# Aerial View of Bethlehem Town Center II 241 Route 9W, Glenmont, NY 12077

Prominent Endcap to an always busy plaza!

development opposite site

Available Now: **Turnkey RESTAURANT Endcap** 4,500 sq ft 50' x 90'

Rt 9W 19,735 cars/day



BETHLEHEM TOWN CENTER

**PET SMART**

**STAPLES**

Turnkey RESTAURANT Endcap 4,500 sq ft 50' x 90'

**FIVE GUYS** **TACO BELL**

**Nail Spa** **SUPERCUTS**

**FAMILY DENTAL** **CHASE ATM**

**TWIST 'N FLIP GYMNASTICS**

**AT&T**

**Pylon Sign**

**STAPLES Office Superstore**

**FIVE GUYS**

**SUPERCUTS**

**TACO BELL**

Chase ATM

**SEE ENCLOSED RENDERINGS FROM US RT 9W REMOVING THE BERMS!**



Bethlehem Town Center II  
241 Route 9W  
Glenmont NY 12077

# SITEPLAN

Berms are being removed in 2022  
and re landscaped to enhance visibility

**Twist N Flip Gymnastics**  
Suite 8 13,477 sq ft

**BETHLEHEM TOWN FAMILY DENTISTRY**  
Suite 7 2,944 sq ft

**STAPLES**  
Suite 6 20,302 sq ft

**FIVE GUYS**  
Suite 5 2,728 sq ft

**DELUXE Nail Spa**  
Suite 4 1,398 sq ft

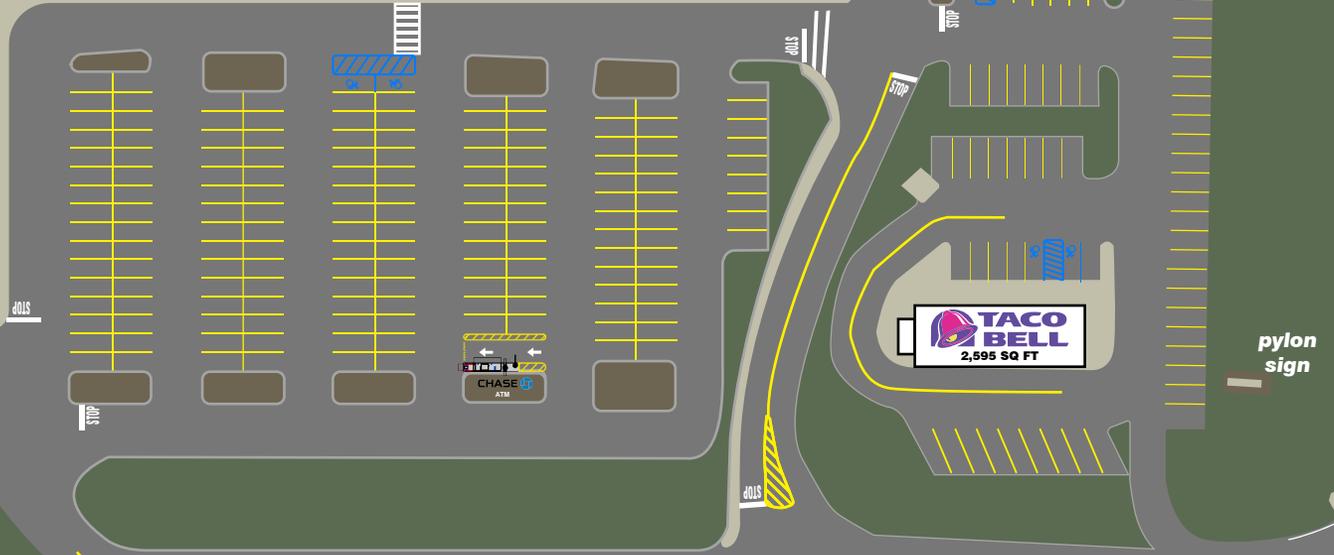
**at&t**  
Suite 3 3,276 sq ft  
54' wide x 60' 8" deep

**SUPERCUTS**  
Suite 2 1,640 sq ft

**Turnkey RESTAURANT Endcap**  
4,500 sq ft (100' x 90')

Patio Area

**PET SMART**  
Suite 9  
20,115 sq ft



**Route 9W**  
**19,735** cars/day

Site shares access with these Shadow Anchors



# Elevations View of the Turnkey Restaurant Endcap Available Now - apx existing conditions

Signage featured prominently on both faces of building - shows



STOREFRONT ELEVATION (SOUTH): 1/8"= 1'-0"



SIDE ELEVATION (EAST): 1/8"= 1'-0"

< plaza continues

• Bethlehem Town Center II • 241 US Route 9W • Glenmont, NY 12077 •

*Join a Great Line Up!*



Bethlehem  
Family  
Dentistry



**DELUXE**  
*Nail Spa*

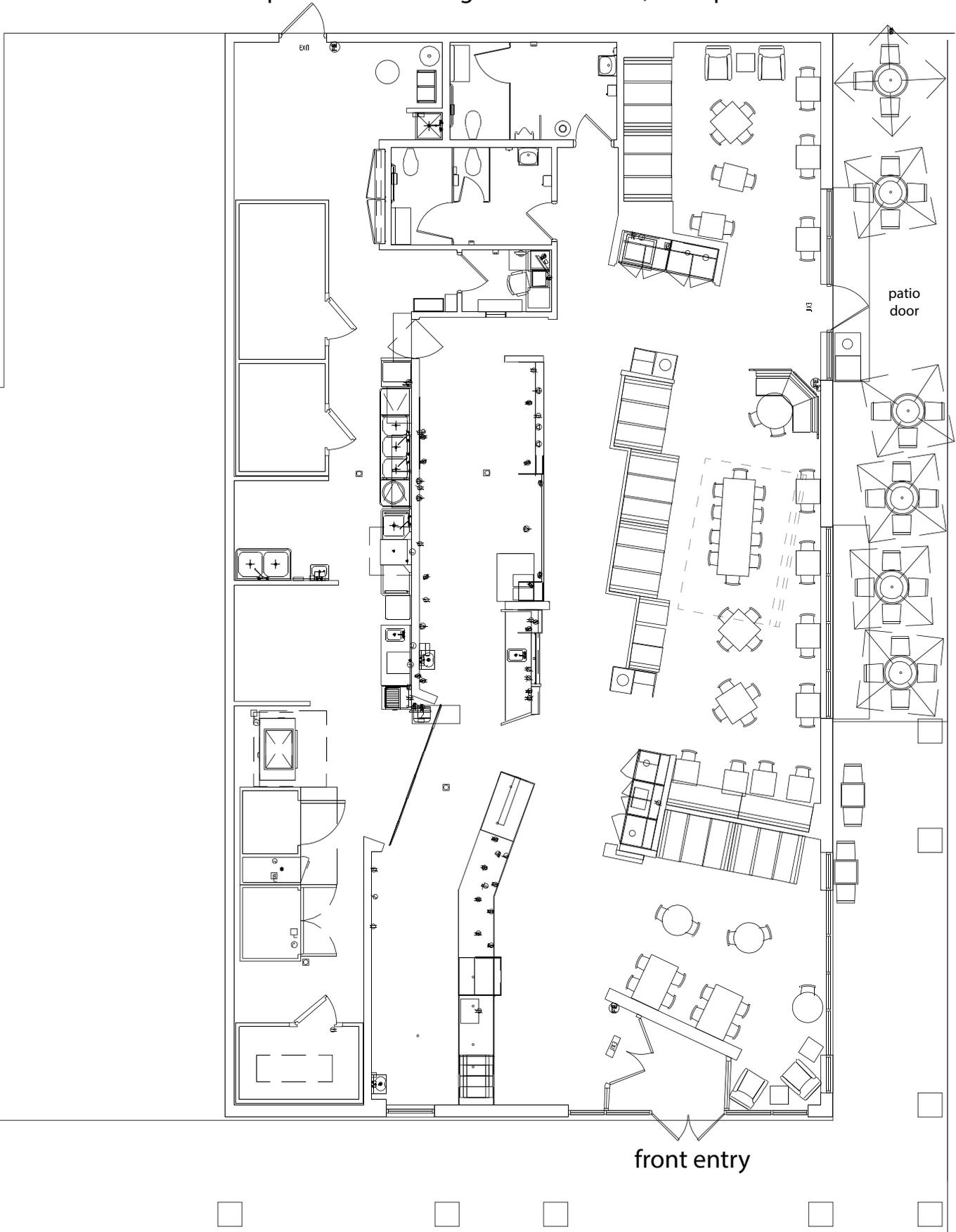
**FIVE  
GUYS**



*vicinity of*



Bethlehem Town Center II, 241 Route 9W, Glenmont, NY 12077  
Floorplan of the Existing Conditions of 4,500 sq ft



90' Rt 9W Frontage

50' Plaza Frontage

Demographic Summary Profile				
2010-2020 Census, 2022 Estimates with 2027 Projections				
Lat/Lon: 42.6134/-73.7881				
241 Rte 9W	2 Mile Radius	3 Mile Radius	5 Mile Radius	7 Mile Radius
Glenmont, NY 12077				
Population				
2022 Est. Population	17,212	56,475	145,399	204,042
2020 Census Population	17,215	56,822	146,427	205,292
2010 Census Population	16,714	55,230	143,558	199,749
Historical Annual Growth 2010 to 2022	0.2%	0.2%	0.1%	0.2%
2022 Median Age	38.7	36.4	36.1	37.1
Households				
2022 Est. Households	6,882	24,155	63,997	86,705
2027 Projected Households	6,675	23,702	62,821	85,075
2020 Census Households	6,864	24,119	64,104	86,874
2010 Census Households	6,554	23,215	61,986	83,341
Projected Annual Growth 2022 to 2027	-0.6%	-0.4%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2022	0.4%	0.3%	0.3%	0.3%
Race and Ethnicity				
2022 Est. White	68.4%	64.0%	61.9%	64.2%
2022 Est. Black or African American	17.0%	19.4%	21.7%	17.4%
2022 Est. Asian or Pacific Islander	5.4%	7.7%	8.0%	10.9%
2022 Est. American Indian or Native Alaskan	0.3%	0.3%	0.3%	0.2%
2022 Est. Other Races	8.9%	8.6%	8.2%	7.3%
2022 Est. Hispanic	8.9%	8.9%	8.6%	7.5%
Income				
2022 Est. Average Household Income	\$109,485	\$92,501	\$90,384	\$95,281
2022 Est. Median Household Income	\$91,152	\$76,553	\$70,408	\$76,148
2022 Est. Per Capita Income	\$43,908	\$39,875	\$40,062	\$40,877
Education (Age 25+)				
2022 Est. Elementary (Grade Level 0 to 8)	5.1%	3.8%	3.4%	3.0%
2022 Est. Some High School (Grade Level 9 to 11)	2.7%	3.9%	4.5%	4.0%
2022 Est. High School Graduate	15.6%	17.2%	19.3%	19.3%
2022 Est. Some College	10.7%	12.5%	13.8%	14.0%
2022 Est. Associates Degree Only	10.0%	9.5%	9.7%	10.3%
2022 Est. Bachelors Degree Only	23.7%	25.2%	23.8%	24.5%
2022 Est. Graduate Degree	32.1%	27.9%	25.5%	24.9%
Business				
2022 Est. Total Businesses	568	1,846	5,892	8,482
2022 Est. Total Employees	10,073	38,031	96,042	136,436
2022 Est. Employee Population per Business	17.7	20.6	16.3	16.1
2022 Est. Residential Population per Business	30.3	30.6	24.7	24.1