

Prime Development Opportunity

1742 US-9, Clifton Park

Adirondack Northway



 KW Platform 935 New Loudon Road, Latham NY 12110

 (518) 368-3932

 **LEVERAGE**
COMMERCIAL TEAM
AT KW PLATFORM

Prime Development Site

Location:

1742 US-9, Halfmoon, NY
12065-2412

Asking Price:

\$ 1,350,000

Highlights:

- Prime Route 9 frontage
- Restaurant / retail zoning use
- Strong surrounding demographics
- High traffic exposure location
- Easy regional highway access
- Excellent signage opportunity
- 2,880 SF freestanding building
- 2.75-acre large parcel



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MARKET OVERVIEW

Rare opportunity to control a **high-impact redevelopment site** in the heart of Clifton Park's primary commercial corridor. Situated along **Route 9 in the Town of Halfmoon**, just beyond Clifton Park's most active intersection, **1742 Route 9** benefits from **constant traffic exposure, strong visual presence, and outstanding accessibility to the Adirondack Northway (I-87)**. The surrounding landscape of national retailers, medical providers, professional offices, and service-oriented businesses creates a dynamic environment that supports a wide range of redevelopment concepts.

The property offers a compelling platform for transformation into a **modern medical or professional office facility, a retail or quick-service destination, a flex or showroom-style building, or a thoughtfully designed mixed-use concept**. With multiple viable paths for repositioning, expansion, or complete redevelopment, the site is well suited for both owner-users seeking a flagship presence and investors pursuing a **high-quality value-add opportunity in one of the Capital Region's most sought-after growth markets**.

Ideal For:

- Investors seeking **steady commercial rental income**
- Buyers pursuing **retail or restaurant opportunities**
- Owner-occupants needing **high-visibility business space**
- Entrepreneurs launching **service-oriented businesses**
- Developers exploring **value-add or redevelopment potential**
- Companies needing **easy highway access and traffic exposure**



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LOCATION OVERVIEW

Clifton Park is one of the Capital Region's **premier suburban commercial hubs**, strategically positioned along the **Albany-Saratoga corridor with direct access to I-87 (Adirondack Northway)**. The town offers a rare combination of affluence, household stability, and sustained population growth, making it a highly attractive location for **retail, office, medical, flex, and mixed-use development**.

With a strong base of professional households, high homeownership, and established retail corridors along **Route 9 and Route 146**, **Clifton Park** consistently outperforms surrounding markets in income levels and consumer spending power.

Clifton Park, NY — Key Commercial Real Estate Highlights

- **Prime access** to I-87 (Adirondack Northway) between Albany & Saratoga Springs
- **Strong visibility** along Route 9 & Route 146 commercial corridors
- **Population ~38,000 with high household stability**
- Median household income ~**\$133,000** with strong purchasing power
- **59% bachelor's degree** or higher (educated workforce)
- **83% homeownership**; median home value ~\$395,000
- **Nearly \$1B** in annual retail sales within the town
- Established **grocery-anchored** & big-box **retail centers** driving traffic
- Strong **healthcare, education**, and professional employment base
- Regional **advanced manufacturing & technology** presence
- Ideal for **retail, QSR, medical, office, and flex/light industrial uses**



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LOCATION

1742 US-9



GALLERY





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