



FOR LEASE

**959 US ROUTE 9
QUEENSBURY, NY**

14,618± SF

**RETAIL SPACES
AVAILABLE**

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959 US Route 9

Queensbury, NY 12804



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14,618± SF

Property Highlights

Mount Royal Plaza is a Retail Strip Plaza located along highly trafficked US Route 9. Thrive alongside a diverse array of established businesses in this dynamic shopping hub.

- Multiple suites available
- Highly Visible along Route 9
- Easy Access to I-87 Adirondack Northway
- Tenants include - Saratoga Hospital Urgent Care, Miracle Ear, Crave Pizza, Fit City, Capital Off Track Betting, Serendipity Tattoo & Piercing, Armed Forces Career Center, Kim and T Nails, Seela Yoga and more

Demographic	1 Mile	3 Miles	5 Miles
Population	3,658	34,213	54,579
Households	1,824	15,509	24,212
Average H.H. Income	\$110,161	\$101,467	\$100,994
Daytime Employees	3,874	28,865	38,939
Source:	ESRI		

Traffic Counts	
Route 9	12,325 AADT
Quaker Rd	22,973 AADT
Source:	NYS DOT

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Property Highlights

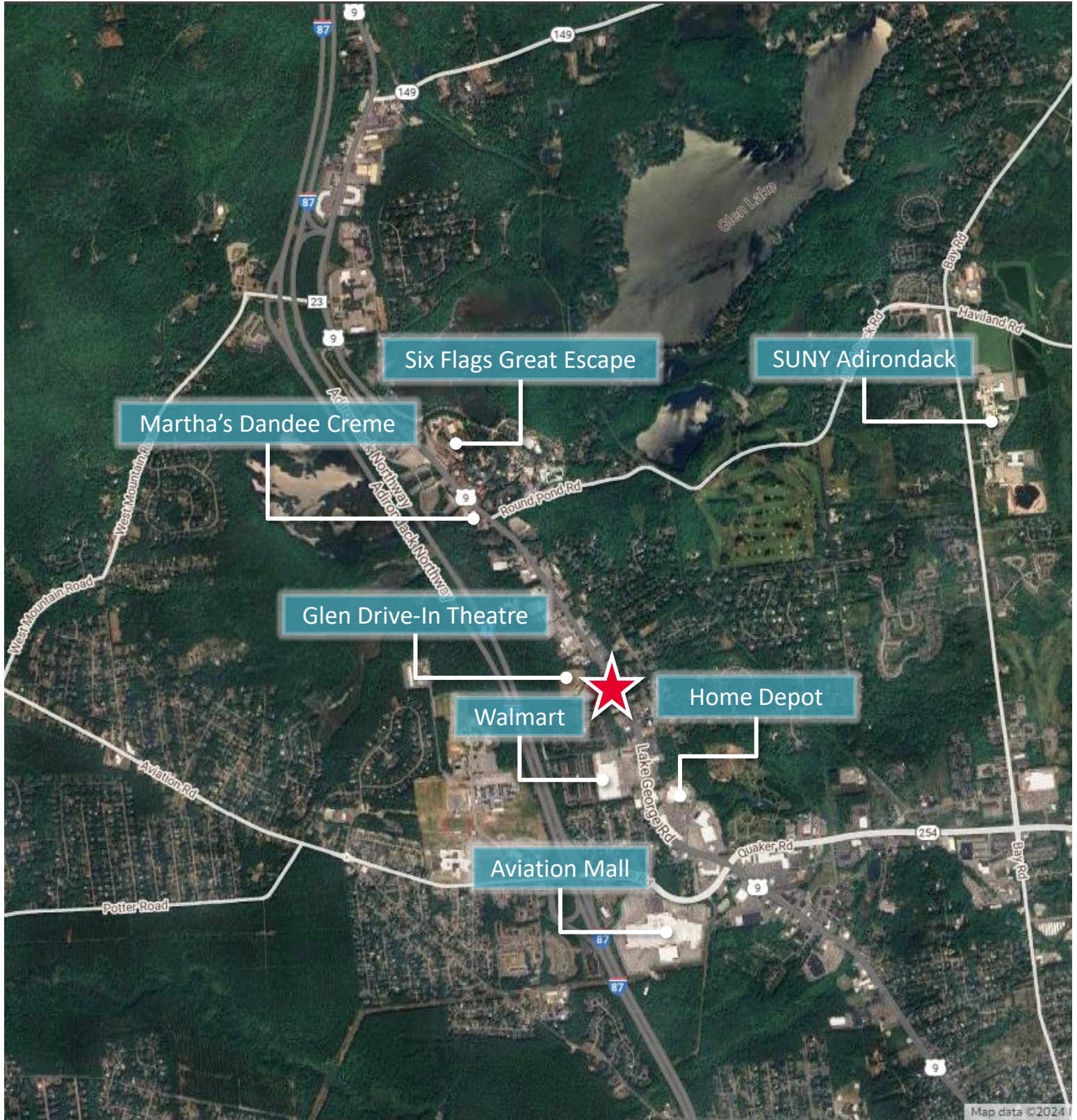
Address	959 US Route 9, Queensbury NY	Fire Protection	Dry Sprinklers
Year Built	1994	Retail Position	End Cap & Inline
Total Building SF	57,259± SF	Parking	250 Spaces
Available SF	14,618± SF	Floors	2
Construction	Brick	Zoning	Neighborhood Shopping/Strip Center
Land Area	5.13± acres	Floor	Concrete
Stores	26	Lighting	LED
Signage	Building & Monument	HVAC	Forced Hot Air
Roof	Rubber	Utility Providers	National Grid

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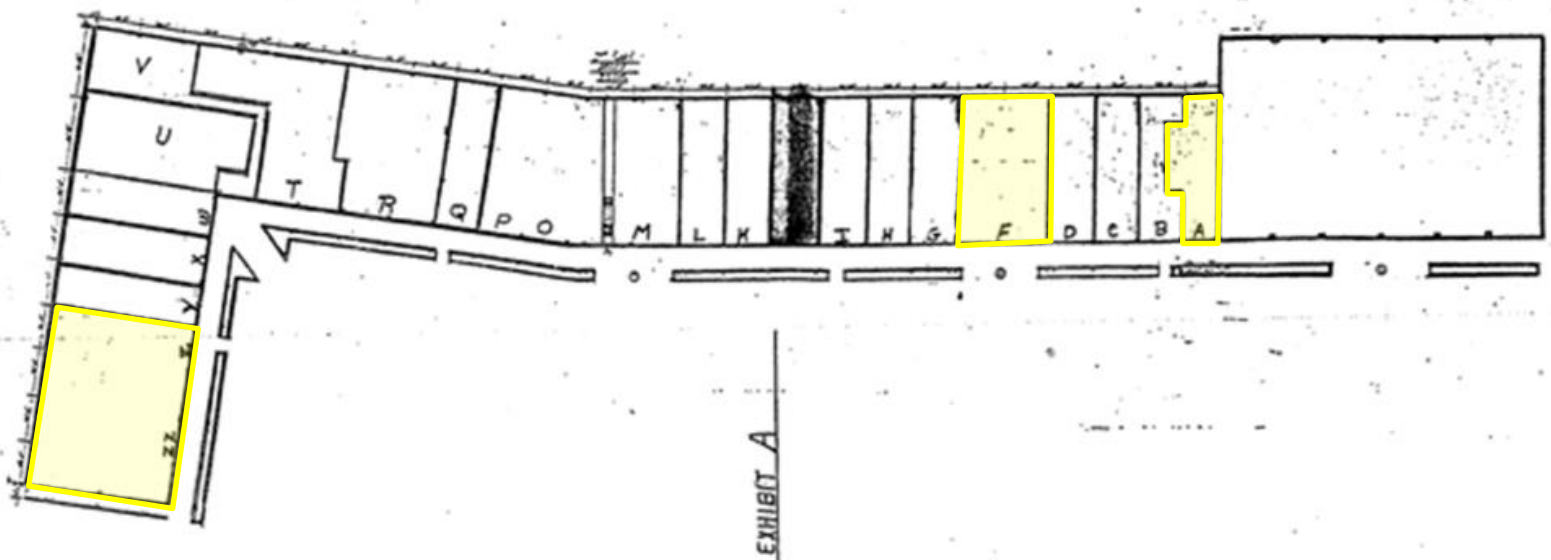


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