FOR LEASE



#### PROPERTY INFO

- Located in Clifton Park's town core with strong surrounding retail, including discounters, grocers, national/regional anchors, and local tenancy.
- Excellent visibility and accessibility off I-87 (96,100 AADT) Exit 9 and NYS Route 146 (40,500 AADT).

CO-TENANTS: Hannaford Supermarket, PetSmart, Smoothie King, JoAnn Fabrics, Old Brick Furniture, Blaze Pizza, CoreLife Eatery, Spectrum, Club Pilates, Trustco Bank, and more!

### 2023 Demographics

	3 Miles	5 Miles	10 Miles
Population	38,741	66,128	345,586
Average HH Income	\$119,174	\$121,218	\$91,740
Est. Adj. Daytime Demographics (16+)	29,272	42,670	261,846

**AVAILABLE SPACE** 

O FULLY LEASED

CALL FOR PRICING

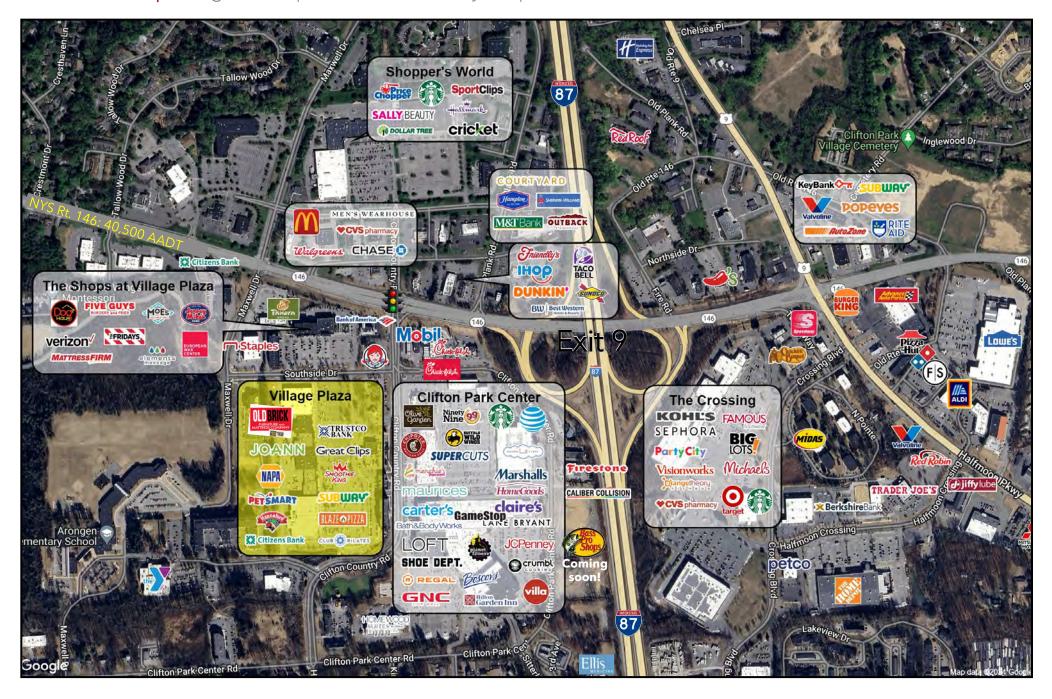
BUILDING SIZE: 180,000 SF

Alex Kutikov, Principal
Licensed Real Estate Broker

Gordon Heeps, Principal
Licensed Real Estate Broker



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