

FOR SALE OR LEASE

# 2409 Route 9

Mechanicville, NY 12118



### PROPERTY INFO

- Located at the entrance road to the Global Foundries facility.
- High visibility to nearly 12,000 VPD and easy access from Route 9 and Stonebreak Road.

### AVAILABLE SPACE

- 0.7 acres.
- Pad site available with build to suit option.

### 2024 Demographics

|                                      | 1 Miles   | 3 Miles   | 50 Miles  |
|--------------------------------------|-----------|-----------|-----------|
| Population                           | 4,642     | 39,331    | 164,964   |
| Average HH Income                    | \$169,255 | \$141,727 | \$140,980 |
| Est. Adj. Daytime Demographics (16+) | 2,673     | 23,197    | 109,651   |

### CALL FOR PRICING

518-496-8523

Vlad Goykhman, Senior Associate, Associate Broker  
vlad@redmarkrealty.com | 518-496-8523



Value...through performance



View from Route 9



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