FOR LEASE

Mechanicville

Colonie Troy

Albany

3 Miles

38,240

25,343

\$157,428

20

5 Miles

64,219

37,588

\$158,007

Schenectady

90

88

1 Miles

6,166

6,183

\$128,363



AVAILABLE SPACE

CALL FOR PRICING

2025 Demographics

Est. Adj. Daytime Demographics (16+)

O 5,660 SF

Population

Average HH Income

PROPERTY INFO

- **O** Former restaurant pad with a prime location.
- **O** Pylon on Route 146.
- Phenomenal atmosphere in the Shops at Village Plaza, Clifton Park's premier lifestyle center.
- Walk to restaurants, shops, YMCA, Shenendehowa Schools, and more!
- Easily accessible off I-87, Exit 9 on Route 146.

CO-TENANTS

Five Guys, Moe's, Jersey Mike's, West End Bagels, Hot Yoga Spot, Dog Haus Biergarten, Spice Malabar, Pizza Palace, 16 Handles, UPS Store, Verizon, Elements Massage, and more.

Gordon Heeps, Principal Licensed Real Estate Broker Alex Kutikov, Principal Licensed Real Estate Broker RedMark

7 Southside Drive, Suite 200 | Clifton Park, NY 12065 | www.redmarkrealty.com | 518-952-7500 | info@redmarkrealty.com

Value...through performance

FOR LEASE | RESTAURANT PAD | 1 Southside Drive, Clifton Park, NY 12065







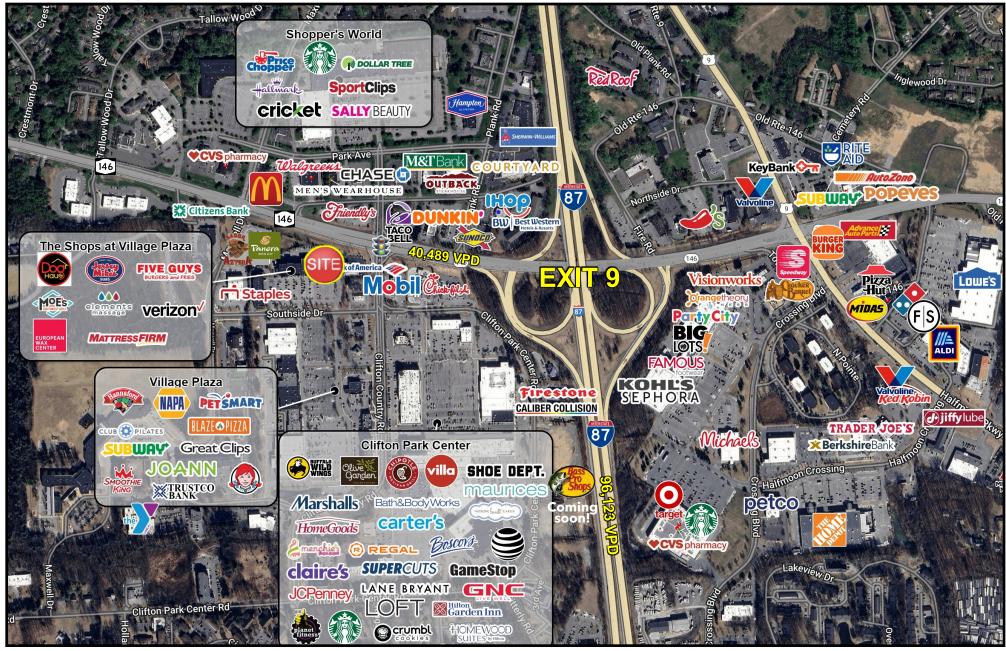
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