

OFFERED FOR LEASE

1208 Route 146 | Clifton Park, NY 12065



TOTAL AVAILABLE SF
+/- 32,813

LOT SIZE
15.79 AC

PARKING
+/- 543 spaces

ZONING
PUD

REMARKS

Exceptional leasing opportunity at North Country Commons, a high-traffic retail hub with diverse tenants and a vibrant community. +/- 32,813 SF of versatile retail space available for immediate occupancy, plus a PAD site offering prime visibility and customization potential. Features a newly renovated façade.

Co-Tenants: Ocean State Job Lot, House Party, Dogtopia, Clifton Park Beverage Center, Flipside Gaming, Cloud 9 Superstore, Goldfish Swim School, Bank of Greene County, Bottle & Can Retrieval Center, Clifton Park Submission Academy.

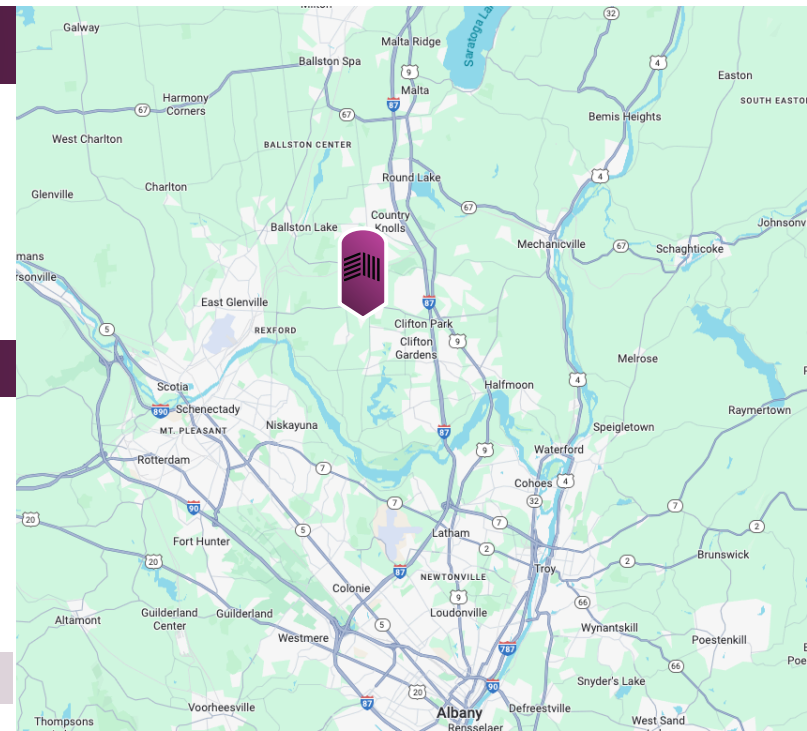
DETAILS

Available Space

- +/- 14,040 SF - **\$13/SF**
- +/- 8,750 SF - **\$12/SF**
- +/- 6,000 SF - **\$14/SF**
- +/- 2,683 SF - **\$16/SF**
- +/- 1,340 SF - **\$6.50/SF**

Highlights

- AADT: 14,455
- Ceiling Heigh: 12'-20' (varies by space)



2024 DEMOS

	3-MILE	5-MILE	10-MILE
TOTAL POPULATION	25,636	70,236	327,966
HOUSEHOLDS	10,132	28,336	136,640
DAYTIME POPULATION	15,763	31,037	155,483
AVERAGE HH INCOME	\$140,233	\$130,531	\$100,855
TOTAL BUSINESSES	1,980	3,590	15,306

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OFFERING PRICE

\$6.50-16 SF NNN+Utilities

3 WINNERS CIRCLE, SUITE 305, ALBANY, NY 12205

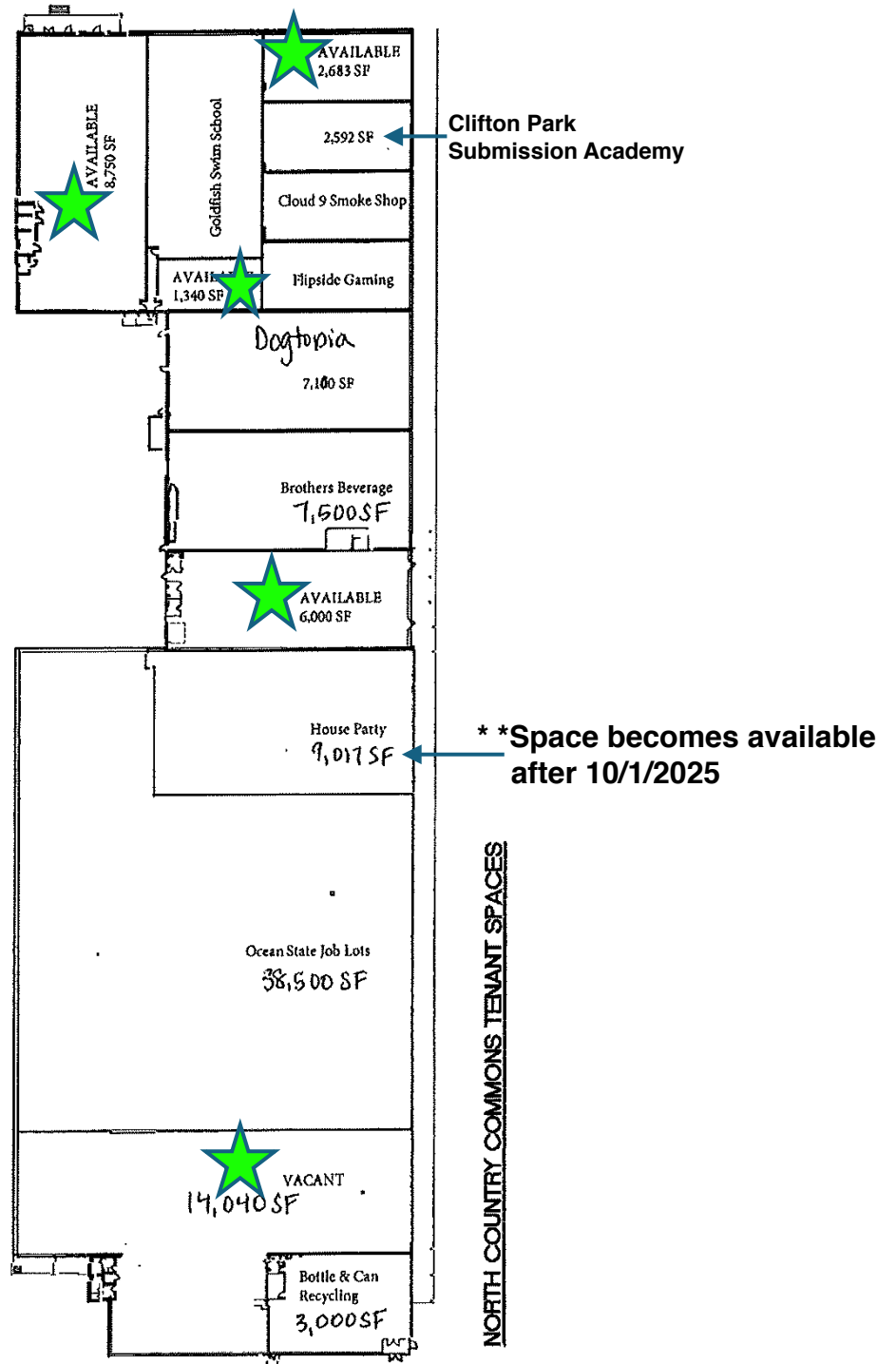
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Leasing Plan



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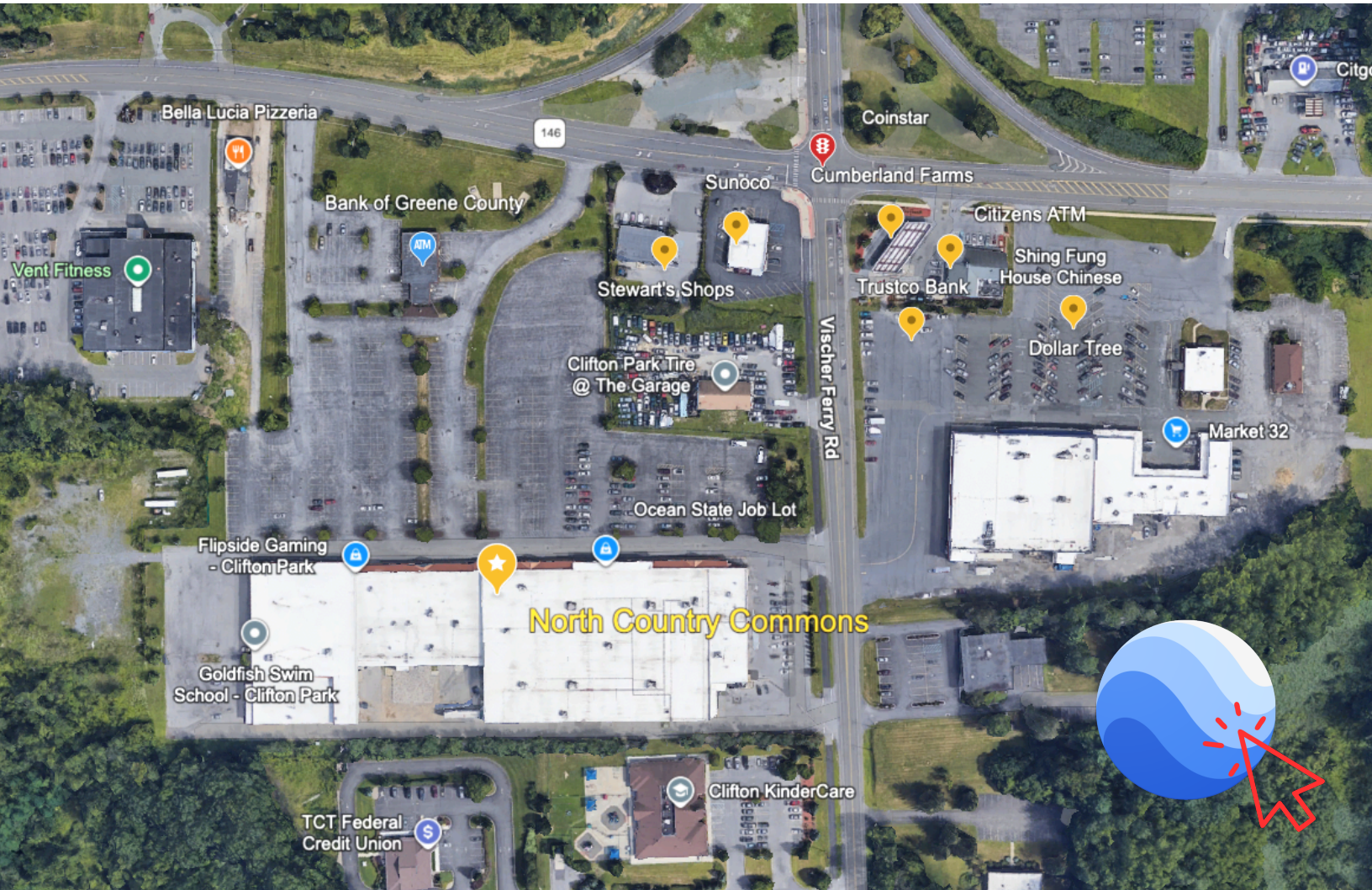
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COMMERCIAL DIVISION™



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