

Freestanding Retail Building | For Lease

1701 Route 9, Halfmoon, NY 12065

CBRE Upstate NY

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Freestanding Retail Building

Shops of Halfmoon

Offered for lease is a ±14,656 SF freestanding building that is currently a Rite Aid pending bankruptcy release of the building currently on a land lease. Located at one of the Capital District's most traveled intersections.

Tax ID	272.10-2-26.2
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2024 Assessment	\$929,000
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Equalization Rate	39.75%
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2025 General Tax	\$12,078.61
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2024/2025 School Tax	\$29,036.93
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Combined Tax	\$41,115.54
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Zoning	C-1: Commercial
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Utilities	Municipal water and sewer
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For Lease at \$25/SF NNN

[Click HERE to View Property](#)



Contact Us

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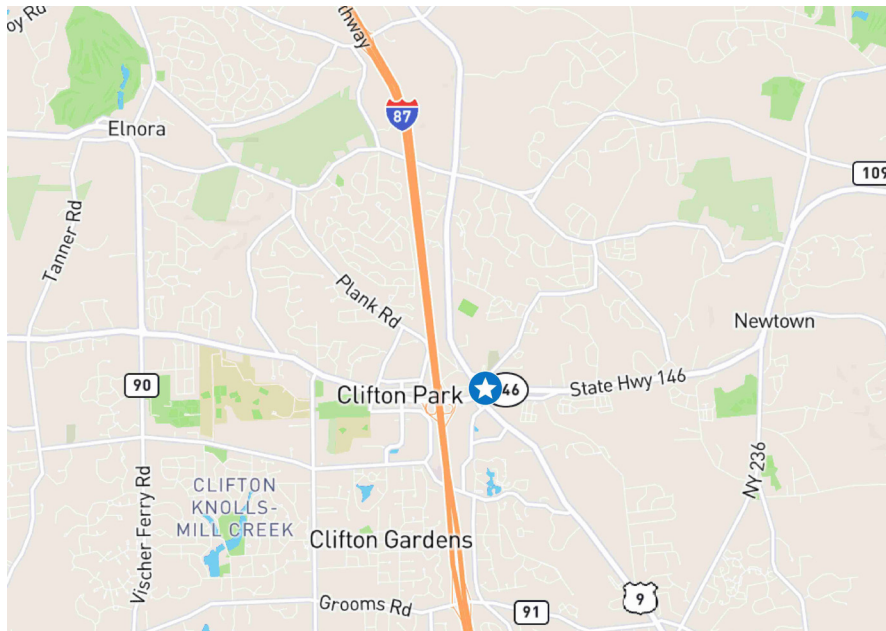
1701 Route 9
Halfmoon | New York 12065

For Lease

Shops of Halfmoon Building

- + Great visibility
- + Join KeyBank, AutoZone, Popeyes along with three fully leased multi-tenant retail buildings in the Shops of Halfmoon
- + High traffic count intersection
- + Premium retail location

[Directions: Northeast corner of Routes 9 & 146](#)



Demographics	1 Mile	3 Mile	5 Mile
2024 Population	5,315	36,351	70,816
Median HH Income	\$93,502	\$109,181	\$109,244
2024 Businesses	788	1,758	2,395

2023 Traffic Count (AADT)			
Route 146 @ Route 9		32,482	
Route 9 @ Route 146		21,725	



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