

Fully-approved Pad Site | For Sale

1572 Route 9, Halfmoon NY 12065

CBRE Upstate NY

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Pad Site with Approvals for Sale

Property Overview

Offered for sale is a fully approved, ±1.75 acre pad site on Route 9 in Halfmoon. Approvals are for a ±2,600 sf building with drive-thru lanes.

Tax ID	278.-2-83
2025 Assessment	\$71,800
Equalization Rate	39.75 %
2025 General Tax	\$685.24
2025/2026 School Tax	\$2,341.82
Combined Tax	\$3,027.06
Zoning	C-1: Commercial
Utilities	Municipal water and sewer

For Sale at: \$500,000

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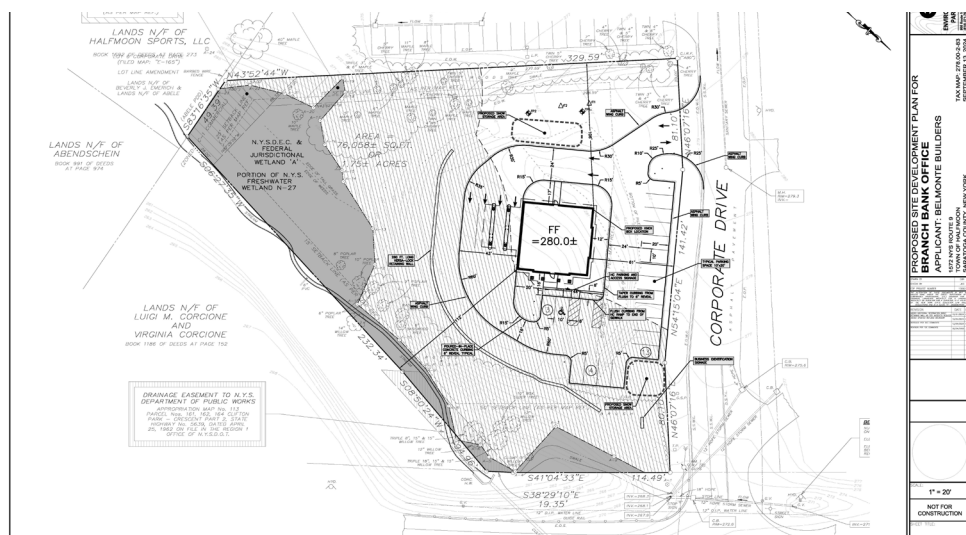
1572 Route 9
Halfmoon | New York 12065

Fully Approved Land

Property Details

- + ±20 parking spaces and 3 drive thru lanes planned
- + AADT Traffic Count at Route 9: 21,150
- + Excellent visibility along a primary throughfare in the region.

2025 Demographics	1 Mile	3 Miles	5 Miles
Population	6,140	36,147	71,264
Median Household Income	\$83,073	\$104,564	\$106,906
Daytime Population	7,863	35,655	64,672



Directions

+ Located: [On Route 9 where it meets Corporate Drive](#)



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