

# 4,158± Total SF

### **Property Highlights**

2 Retail suites available on busy retail corridor in Moreau - 1,500± SF and 2,650± SF available.

### **Virtual Tours**

Space 1 (1,500± SF): https://kuula.co/share/collection/7F7KF?logo=1&info=0&logo size=200&fs=1&vr=1&zoom=1&sd=1&initload=0&thumbs=3

#### Space 2 (2,650± SF):

https://kuula.co/share/collection/7F7KZ?logo=1&info=0&logo size=200&fs=1&vr=1&zoom=1&sd=1&initload=0&thumbs=3

Demographic	1 Mile	3 Miles	5 Miles
Population	1,997	7,756	33,896
Households	885	3,150	14,199
Average H.H. Income	\$93,882	\$98,767	\$97,116
Total Employees	472	1,481	16,094
Total Businesses	62	170	1,124
Source: ESRI 2023			

Traffic Counts	
Rte 9 & I-87	6,190 AADT
Saratoga Road & Old Saratoga Rd	20,454 AADT
Source: NYS DOT 2023	

### Contact

LUCAS QUINN Real Estate Salesperson +1 518 469 8363 Iquinn@pyramidbrokerage.com

#### JOSEPH MAHONEY

Associate Real Estate Broker +1 518 859 2493 jmahoney@pyramidbrokerage.com 40 British-American Blvd., Latham, New York 12110 +1 518 489 9199 pyramidbrokerage.com

Cushman & Wakefield Copyright 2022. No warronty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no

## FOR LEASE 1332-1348 Saratoga Road | Moreau, NY





## **Property Highlights**

County	Warren	Signage	Building & Pylon
Property Name	Diamond Plaza	Year Built	2007
Total Building SF	17,658± SF	Tax ID	77.1-1-20
Space 1	1,500± SF	Sprinklers	Yes
Space 2	2,650± SF	Zoning	LI: Light Industrial
Lease Rate	\$12.00/SF Mod Gross	Floor	1
Clear Height	10'	HVAC	GFA
Parking	Ample	Utilities	Municipal Water & Sewer