

FOR LEASE

1332-1348 Saratoga Road (Rt 9)

Moreau, NY 12832



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

Contact

LUCAS QUINN
Real Estate Salesperson
+1 518 469 8363
lquinn@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

| 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

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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 |