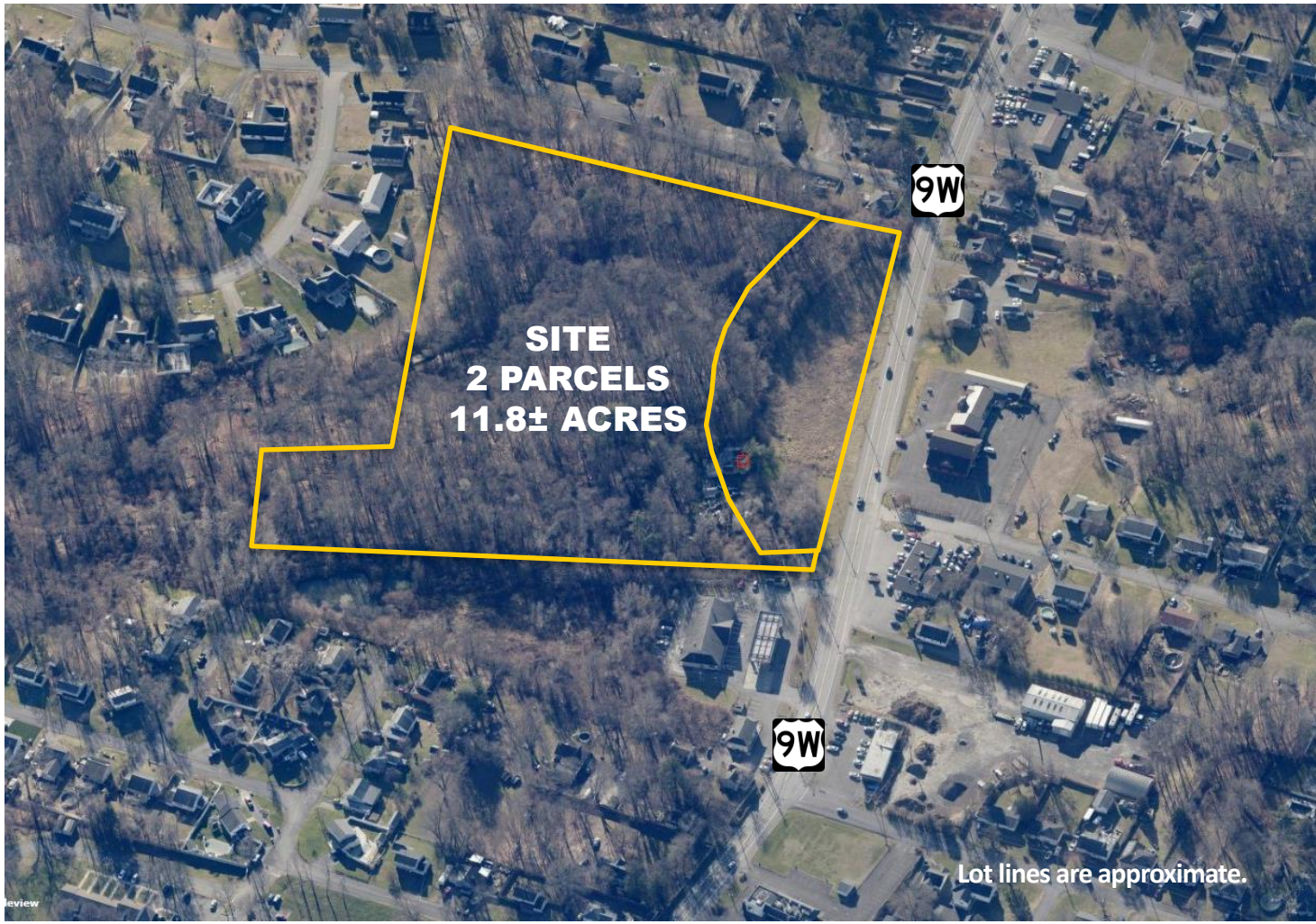
CUSHMAN & WAKEFIELD | Pyramid Brokerage Company

11.8 ACRES AVAILABLE

3102 Route 9W
Saugerties, NY 12477

FOR SALE

11.8± ACRE COMMERCIAL MULTIFAMILY DEVELOPMENT SITE



Property Highlights

- 2 parcels totaling 11.8 Acres
- 650 ft. frontage on State Route 9W
- Municipal water and sewer
- Zoned Commercial / Multifamily
- High traffic / high visibility

SALE OFFERING
$1,500,000

EXCLUSIVE CONTACT

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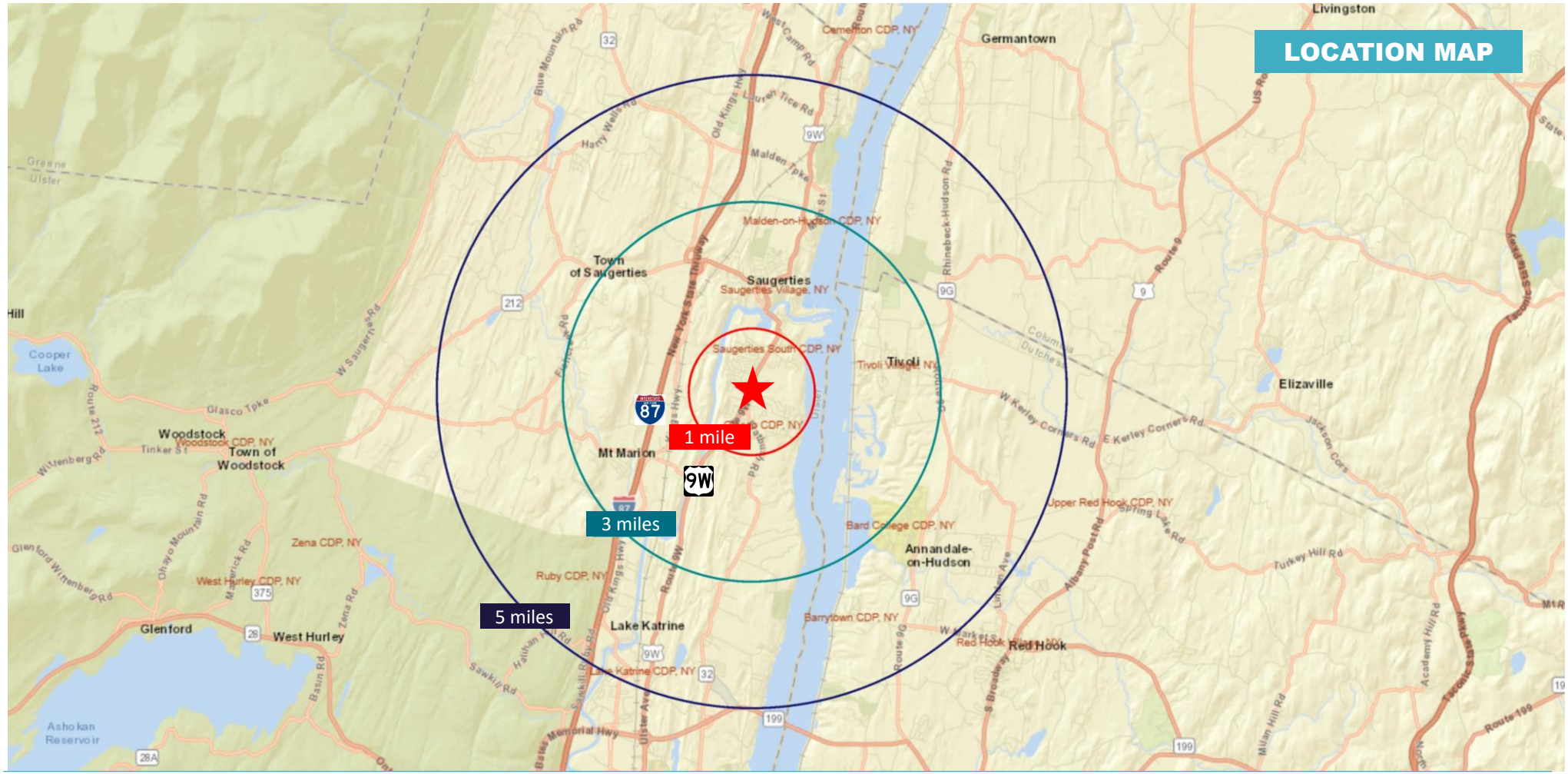

Demographic Summary	1 Mile	3 Miles	5 Miles
Population	5,001	13,139	23,703
Households	2,256	6,111	10,325
Average H.H. Income	$101,122	$103,880	$121,160

Source: Esri forecast for 2026. U.S. Census Bureau 2020 census data.

Traffic Count	(Actual 2025)
US 9W	12,715 AADT
Source:	NYS DOT Traffic Data

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