

FOR SALE
PRIME DEVELOPMENT SITE
610-614 BOGHT ROAD
COHOES/LATHAM, NEW YORK



Prime Development Site in Growing Area that links Latham to Halfmoon and Cohoes. Property is two parcels that wrap the signalized intersection of Route 9/Loudon Road and Boght Road. NYSDOT owns the hard portion of the corner. Property is located within the Town of Colonie and is designated NCOR (Neighborhood Commercial Office Residential) zoning. Permitted Uses and Zoning Map available upon request. Traffic counts exceeding 20,000 vehicles per day.

Acres: 1.38
 Traffic Count: 20,965 AADT
 Price: \$795,000.00



Exclusive Listing Agents:
TITAN Commercial Realty Group LLC
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610-614 BOGHT ROAD COHOES/LATHAM, NEW YORK

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile	10 Mile
Population	4,055	44,833	132,124	471,830
Avg HH Income	\$131,723	\$85,188	\$83,348	\$87,154
Median Age	41.5	41.1	39.3	38.6
Businesses	701	1,312	4,385	17,348
Employees	721	18,430	60,800	266,121

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