



Enclosed Information on proposed Pad Sites

located at

294 US Rt 9W

at the traffic signal with Lowes just north of
Bender Lane & US Rt 9W

Glenmont, NY 12077

- Enclosed:**
- **Aerial View**
 - **Siteplan**
 - **Demographics**



direct traffic signal access on US Rt 9W

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Glenmont, Delmar, Slingerlands, Bethlehem suburbs
vicinity of Feura Bush Rd / Glenmont Rd / Bender Lane / Rt 32 Delmar Bypass





**Low Altitude Aerial View of
Proposed Pad Sites
294 Route 9W, Glenmont, NY**



← pending development
by GSX Ventures
fully leased to



Route 9W

Mt Moriah

19,725 cars/day NYSDOT

← Three Prominent Pads in prominent
first positions in the market!

← Proposed users depicted on site
Grocery Anchor



Walmart
Supercenter



**High Altitude Aerial View
Oriented East - Rt 9W**

SITE of:
**Prominent Fast Food
/ Retail Pad Sites
at a traffic signal!**

[Pending]
Entitlements in place



**Most major players are in
this retail corridor!**

Other Notes:

- Pending new sidewalks and traffic circle to replace signal by Town of Bethlehem



High Altitude Aerial - Pending Retail Development

**294 Rt 9W near Bender Ln, Glenmont & Fuera Bush Rd
Glenmont, NY 12077**

**DENSE
ROOFTOPS**

To Delmar





Church



?

?

?

Route 9W - 19,725 cars/day ['19]



Aerial View at Angle of the Proposed Development in Glenmont NY at 294 Route 9W

Several proposed Pad Sites provide ultra prominent first positions at the signal and part of a larger proposed development

Demographic Summary Profile

2000-2010 Census, 2021 Estimates with 2026 Projections

Lat/Lon: 42.6093/-73.7886

294 Rte 9W Glenmont, NY 12077	2 Mile Radius	3 Mile Radius	5 Mile Radius	7 Mile Radius
Population				
2021 Est. Population	13,696	48,661	146,200	203,702
2026 Projected Population	13,727	48,018	143,474	200,589
2010 Census Population	12,569	46,536	141,114	195,807
2000 Census Population	12,061	44,246	136,390	187,059
Projected Annual Growth 2021 to 2026	-	-0.3%	-0.4%	-0.3%
Historical Annual Growth 2000 to 2021	0.6%	0.5%	0.3%	0.4%
2021 Median Age	41.4	37.8	36.6	37.3
Households				
2021 Est. Households	5,322	19,858	63,795	86,004
2026 Projected Households	5,586	20,473	65,412	88,441
2010 Census Households	4,835	18,793	60,860	81,641
2000 Census Households	4,523	18,033	58,840	78,081
Projected Annual Growth 2021 to 2026	1.0%	0.6%	0.5%	0.6%
Historical Annual Growth 2000 to 2021	0.8%	0.5%	0.4%	0.5%
Race and Ethnicity				
2021 Est. White	79.9%	65.5%	64.2%	68.5%
2021 Est. Black or African American	11.3%	22.6%	22.9%	19.0%
2021 Est. Asian or Pacific Islander	4.8%	5.4%	6.4%	6.6%
2021 Est. American Indian or Native Alaskan	0.2%	0.3%	0.3%	0.3%
2021 Est. Other Races	3.8%	6.2%	6.2%	5.6%
2021 Est. Hispanic	5.0%	8.0%	7.8%	7.2%
Income				
2021 Est. Average Household Income	\$129,059	\$96,062	\$87,446	\$91,601
2021 Est. Median Household Income	\$95,428	\$75,619	\$66,989	\$71,523
2021 Est. Per Capita Income	\$50,321	\$39,425	\$38,414	\$39,046
Education (Age 25+)				
2021 Est. Elementary (Grade Level 0 to 8)	1.8%	3.0%	3.2%	3.0%
2021 Est. Some High School (Grade Level 9 to 11)	2.2%	4.7%	5.4%	4.8%
2021 Est. High School Graduate	14.7%	20.8%	21.6%	21.2%
2021 Est. Some College	13.3%	14.2%	14.3%	14.7%
2021 Est. Associates Degree Only	11.9%	11.0%	10.5%	11.0%
2021 Est. Bachelors Degree Only	24.9%	21.7%	22.2%	22.6%
2021 Est. Graduate Degree	31.1%	24.7%	22.8%	22.7%
Business				
2021 Est. Total Businesses	463	1,413	5,352	7,995
2021 Est. Total Employees	7,242	22,076	90,605	134,008
2021 Est. Employee Population per Business	15.7	15.6	16.9	16.8
2021 Est. Residential Population per Business	29.6	34.4	27.3	25.5