

FOR LEASE

894 State Route 9

Queensbury, NY 12804



PROPERTY INFO

- Rare small-shop availability in a high-demand retail corridor.
- Ideal for national or regional retailers.
- Co-tenancy with strong national brands: Spectrum, Zales, and Wingstop.
- Shared intersection with Walmart - dominant traffic driver.
- Excellent visibility on Route 9, with high traffic counts and consistent daily consumer flow.
- Pylon signage available - strong brand exposure.
- Established retail center with proven tenant performance.
- Surrounded by national retailers and dense retail synergy

- Strong demographics and year-round population base
- Immediate availability

2026 Demographics

	1 Mile	3 Miles	5 Miles
Population	2,834	31,841	50,311
Average HH Income	\$121,192	\$107,428	\$109,286
Est. Adj. Daytime Demographics (16+)	4,304	34,858	49,336

AVAILABLE SPACE

- 1,563 SF inline space

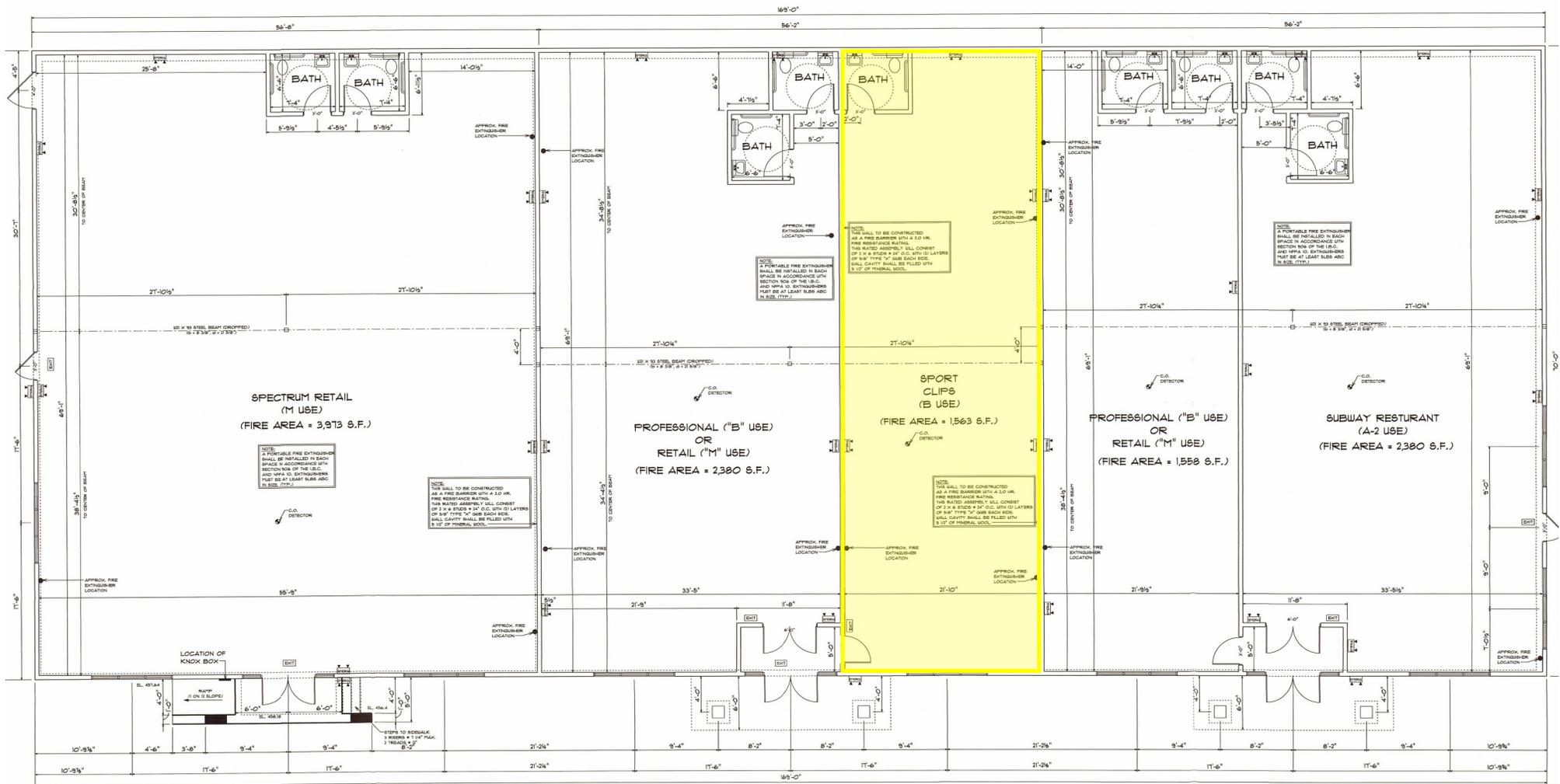
CALL FOR PRICING

518-496-8523

Vlad Goykhman, Senior Associate, Associate Broker
 vlad@redmarkrealty.com | 518-496-8523



Value...through performance



FIRST FLOOR PLAN

SCALE: 3/8" = 1'-0"

NOTE:
H.V.A.C. INSTALLER MUST CERTIFY THAT THE H.V.A.C. SYSTEM MEETS THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE.

NOTE:
ELECTRICIAN MUST CERTIFY THAT ALL INSTALLED LIGHTING MEETS THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE.

NOTE:
A BLOWER DOOR TEST WILL BE REQUIRED FOR THIS PROJECT. THE AIR LEAKAGE RATE MUST BE LESS THAN 3 ACH.

NOTE:
SIGNAGE SIMILAR TO THAT SHOWN TO THE RIGHT, IDENTIFYING TYPE VS (GOOD) ROOF TRUSSES SHALL BE LOCATED AT ALL EXTERIOR DOORS.



DATE	
REVISION	
DESIGNED BY	
CHECKED BY	
APPROVED BY	

DREAMSCAPES UNLIMITED

DESIGN WITH A NEW POINT OF VIEW

6 MEGHAN COURT
BARCLAY SPRINGS
NEW YORK 12866

(518) 381-0778 (PHONE/FAX)

FIRST FLOOR PLAN
894 STATE ROUTE 9

FOR LEASE | 894 Route 9 | Queensbury, NY 12804



FOR LEASE | 894 Route 9 | Queensbury, NY 12804



Vlad Goykhman, Licensed Real Estate Associate Broker
vlad@redmarkrealty.com | 518-496-8523



Value...through performance

7 Southside Drive, Suite 200 | Clifton Park, NY 12065 | www.redmarkrealty.com | 518-952-7500 | info@redmarkrealty.com