

# FOR SALE - Development Opportunity

645 Rt. 9, Wilton, NY 12831



**\$: 595,000**

**Lot Size: 3 +/- Acres**

## Property Highlights

- Possible Uses: business, convenience store, house of worship, laundromat, medical/dental, mixed use, office, retail, or restaurant.
- Septic tank / Well
- Big named stores nearby: CVS, Dunkin' Doughnuts, Stewart's Shop, and Trustco Bank.

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## Property Information

Prime ±3 Acres of Highly Desirable Land on Rapidly Developing Rt. 9 in Wilton.

Located within the sought-after Hamlet Zoning district, this property offers incredible potential for various uses, including retail, banking, healthcare services, daycare, restaurants, mixed-use developments, veterinary hospitals, and more. The surrounding area is already home to retail shops, banks, medical facilities, apartments, and professional offices. Municipal water and sewer are conveniently located across the street. Please contact the Listing Broker before accessing the property.



14 Corporate Woods Blvd, Albany NY, 12211



518 465 1400

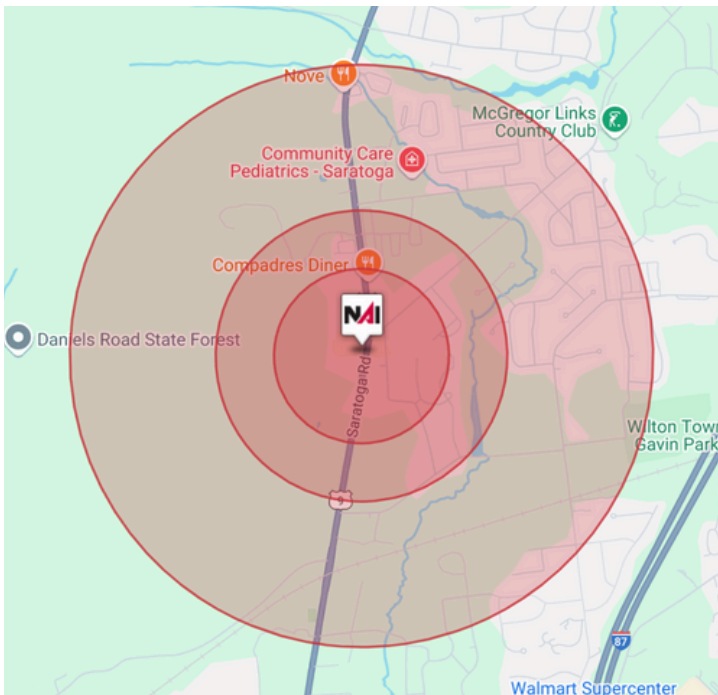


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## Demographics



|                             | 0.3 Miles | 0.5 Miles | 1 Miles   |
|-----------------------------|-----------|-----------|-----------|
| Total households            | 100       | 377       | 1,286     |
| Total population            | 261       | 979       | 3,374     |
| Population white            | 89.3%     | 89.4%     | 89.5%     |
| Population black            | 1.1%      | 1.0%      | 1.0%      |
| Population hispanic         | 2.7%      | 2.9%      | 3.1%      |
| Population asian            | 0.8%      | 0.8%      | 0.9%      |
| Population pacific islander | 0.0%      | 0.1%      | 0.1%      |
| Population american indian  | 0.0%      | 0.1%      | 0.1%      |
| Population other            | 1.1%      | 1.0%      | 1.1%      |
| Persons per household       | 2.6       | 2.6       | 2.6       |
| Average household income    | \$127,524 | \$127,570 | \$127,290 |
| Average house value         | \$328,836 | \$330,079 | \$325,966 |
| Average age                 | 43        | 43        | 44        |
| Average age male            | 42        | 42        | 42        |
| Average age female          | 44        | 44        | 45        |

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