

FOR LEASE

1332-1348 Saratoga Road (Rt 9)

Moreau, NY 12832



4,158± Total SF

Property Highlights

2 Retail suites available on busy retail corridor in Moreau - 1,500± SF and 2,650± SF available.

Virtual Tours

Space 1 (1,500± SF):

https://kuula.co/share/collection/7F7KF?logo=1&info=0&logo_size=200&fs=1&vr=1&zoom=1&sd=1&initload=0&thumbs=3

Space 2 (2,650± SF):

https://kuula.co/share/collection/7F7KZ?logo=1&info=0&logo_size=200&fs=1&vr=1&zoom=1&sd=1&initload=0&thumbs=3

Contact

LUCAS QUINN
Real Estate Salesperson
+1 518 469 8363
lquinn@pyramidbrokerage.com

JOSEPH MAHONEY
Associate Real Estate Broker
+1 518 859 2493
jmahoney@pyramidbrokerage.com

40 British-American Blvd.,
Latham, New York 12110
+1 518 489 9199
pyramidbrokerage.com

Demographic	1 Mile	3 Miles	5 Miles
Population	1,997	7,756	33,896
Households	885	3,150	14,199
Average H.H. Income	\$93,882	\$98,767	\$97,116
Total Employees	472	1,481	16,094
Total Businesses	62	170	1,124

Source: ESRI 2023

Traffic Counts	
Rte 9 & I-87	6,190 AADT
Saratoga Road & Old Saratoga Rd	20,454 AADT

Source: NYS DOT 2023

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Property Highlights

County	Warren	Signage	Building & Pylon
Property Name	Diamond Plaza	Year Built	2007
Total Building SF	17,658± SF	Tax ID	77.1-1-20
Space 1	1,500± SF	Sprinklers	Yes
Space 2	2,650± SF	Zoning	LI: Light Industrial
Lease Rate	\$12.00/SF Mod Gross	Floor	1
Clear Height	10'	HVAC	GFA
Parking	Ample	Utilities	Municipal Water & Sewer