

5-7 SARATOGA ROAD

Glenville, NY 12302

FOR LEASE | RETAIL SPACE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,191 SF
Lease Rate:	Negotiable
Lot Size:	2.87 Acres
Building Size:	4,830 SF
MLS#:	201800950

PROPERTY OVERVIEW

Great road frontage on Saratoga Road (NYS Rt. 50) at Freeman's Bridge Road. Very Busy Plaza With Great Visibility! Tenants include Advance Auto Parts, Wendy's & Metabolic Fitness.

PROPERTY HIGHLIGHTS

- Great Location
- Excellent Visibility
- Plenty Of Parking
- Well Maintained
- Pylon Sign

Kenneth Brownell

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VF Vanguard-Fine, LLC
Commercial Real Estate Professionals

Vanguard-Fine, LLC Commercial Real Estate Professionals is a Licensed Real Estate Broker
This plan is for informational purposes only and no representations are made. Current conditions must be confirmed by each prospective buyer/tenant

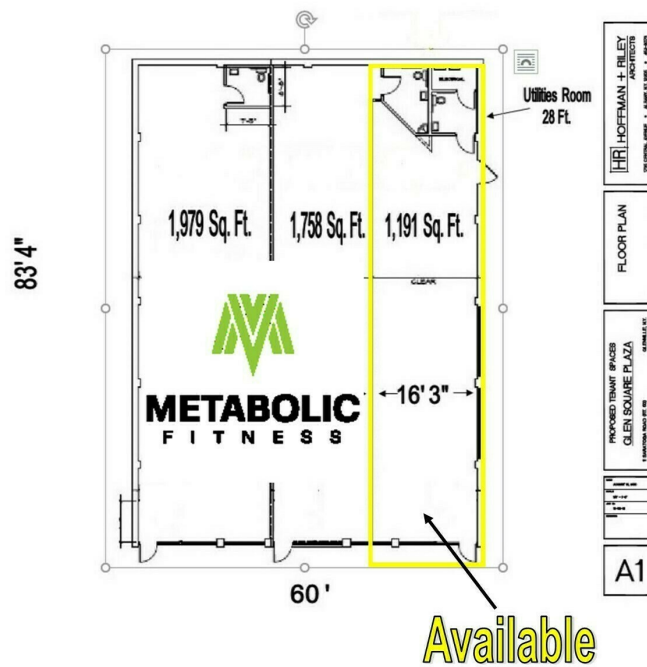
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Schenectady
County

ADDITIONAL PHOTOS



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LOCATION MAP



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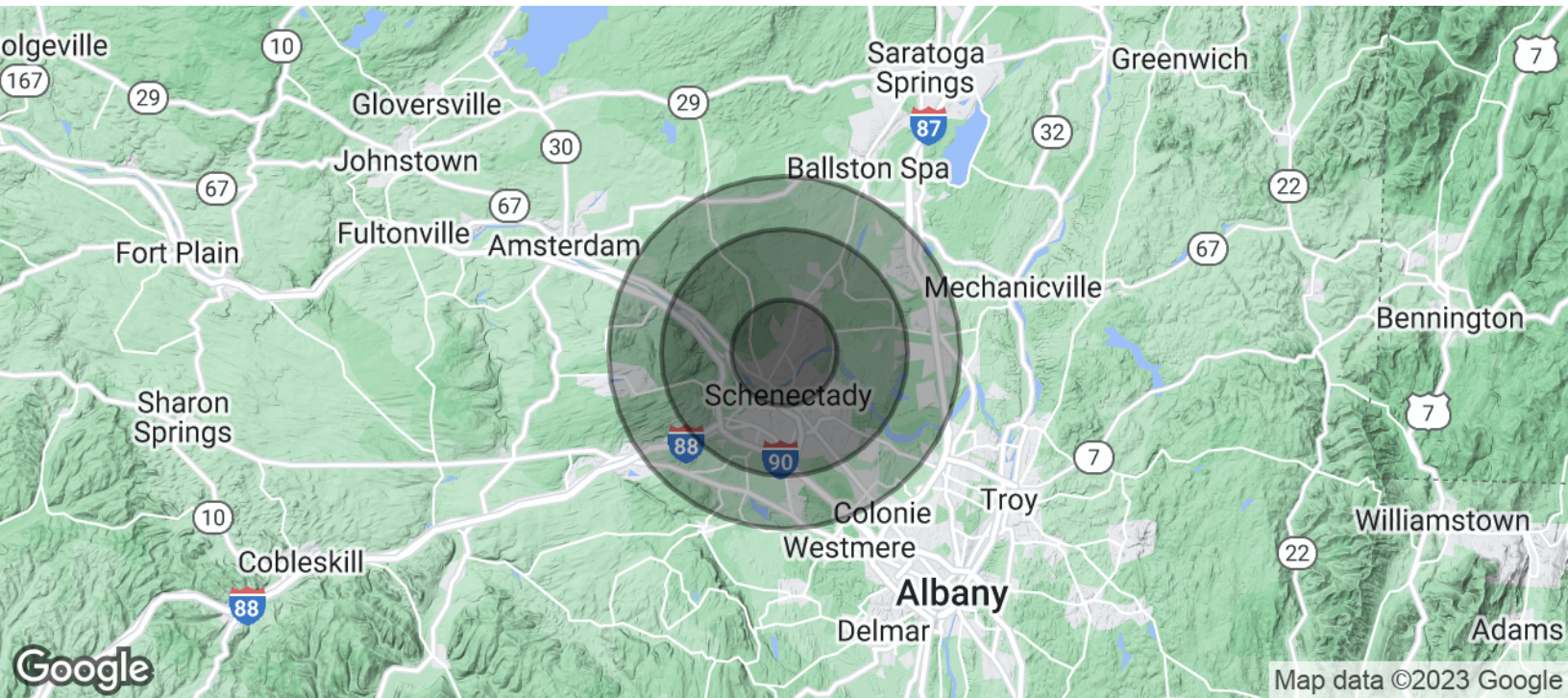
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DEMOGRAPHICS MAP & REPORT



POPULATION

3 MILES

7 MILES

10 MILES

Total Population	18,479	143,926	269,863
Average Age	43.9	38.0	39.7
Average Age (Male)	44.0	36.9	38.3
Average Age (Female)	43.8	39.0	41.0

HOUSEHOLDS & INCOME

3 MILES

7 MILES

10 MILES

Total Households	6,810	53,579	103,309
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$85,381	\$69,847	\$73,589
Average House Value	\$245,000	\$218,067	\$224,317

* Demographic data derived from 2020 ACS - US Census

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