

5-7 SARATOGA ROAD

Glenville, NY 12302

Schenectady
County

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

Principal Licensed Real Estate Broker
518.424.5094
518.862.0861 x201
kbrownell@vanguardfine.com

Barry Feinman

Principal Licensed Real Estate Broker
518.424.8450
518.862.0861 x202
bfeinman@vanguardfine.com

Ben Feinman

Licensed Real Estate Salesperson
518.364.2114
518.862.0861 x206
ben@vanguardfine.com



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

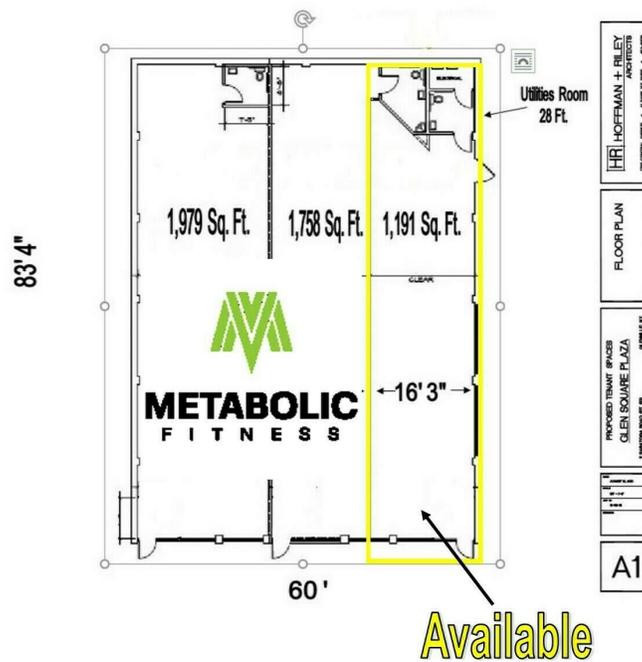
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ADDITIONAL PHOTOS



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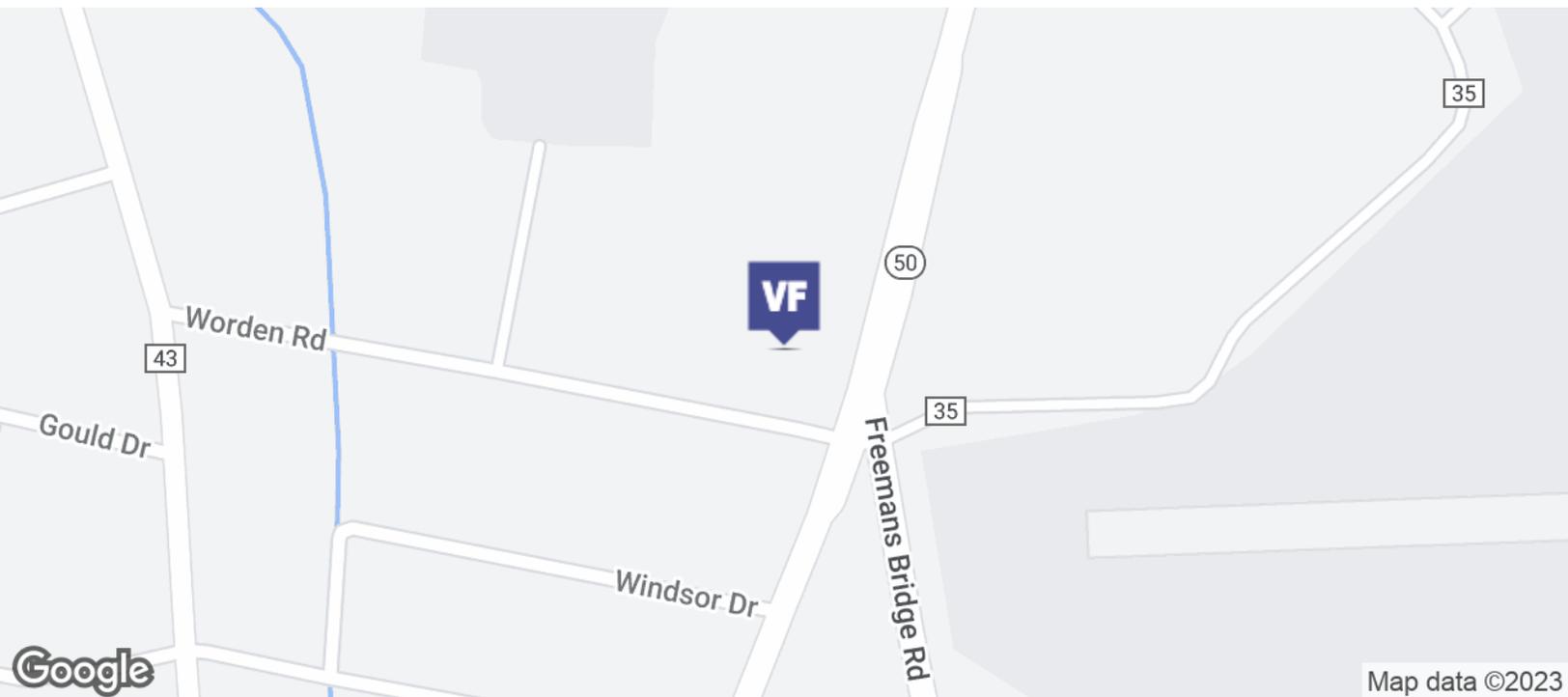
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LOCATION MAP



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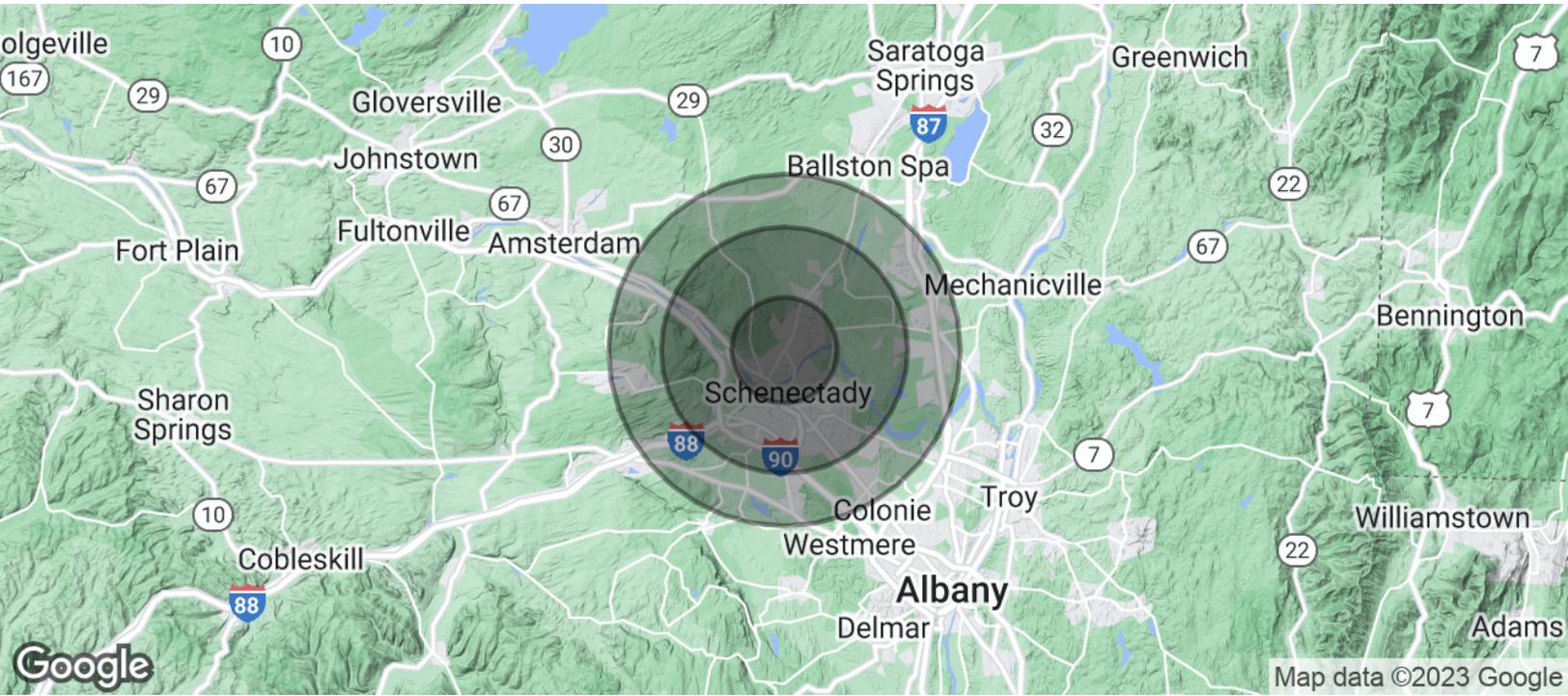
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DEMOGRAPHICS MAP & REPORT



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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