

2031 DOUBLEDAY AVE

Ballston Spa, NY 12020



FOR LEASE | RETAIL SPACE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: Contact Listing
Broker For Details

Lease Rate: \$14.00 SF/yr (NNN)

Building Size: 12,700 SF

PROPERTY OVERVIEW

This site is in the heart of the retail corridor of the Village of Ballston Spa, NY in Saratoga County- One of the fastest growing counties in New York State the center is adjacent to the Ocean State Job Lots Center, A free standing CVS and Aldi. The co-tenants of the center include Key Bank, Subway, State Farm Insurance and H&R Block.



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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

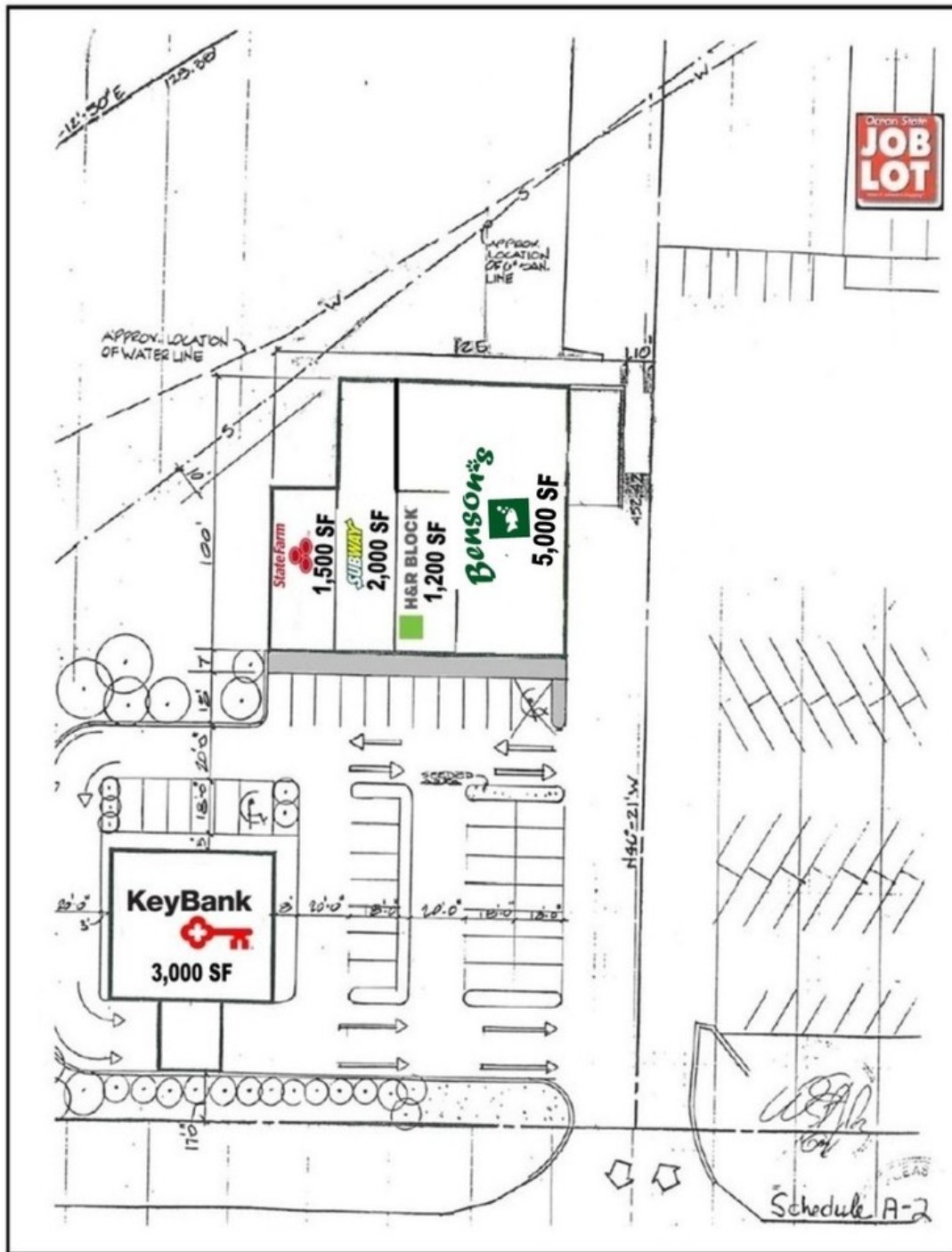
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ADDITIONAL PHOTOS



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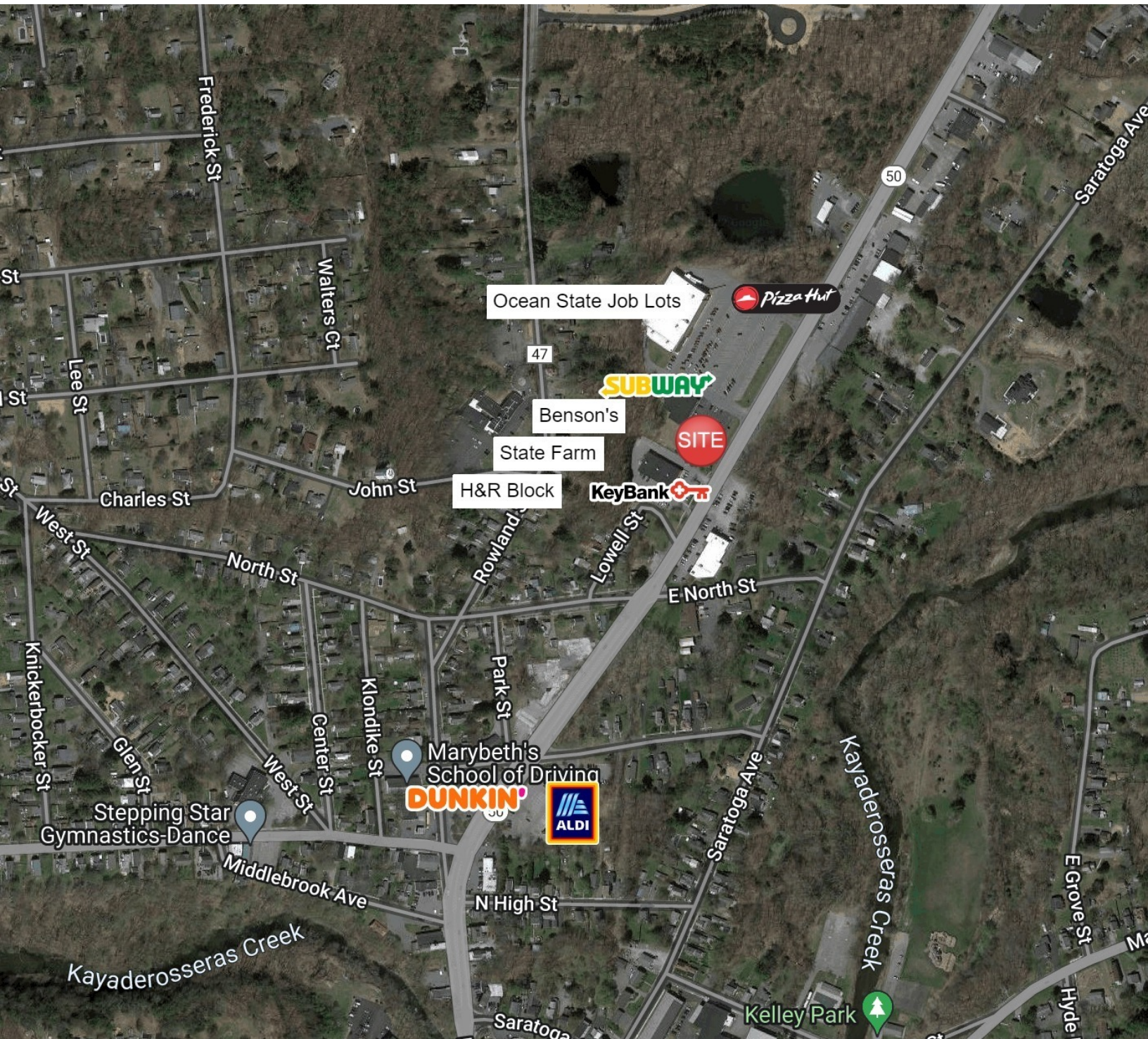
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LOCATION MAPS



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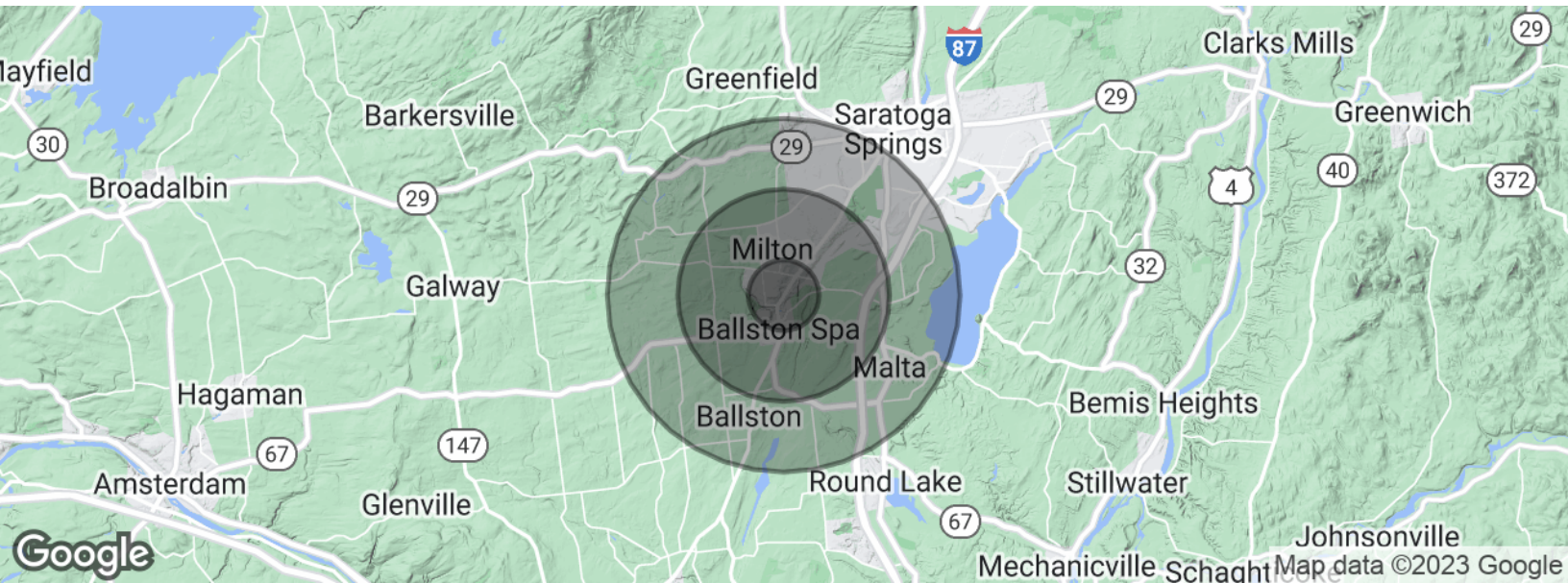
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,005	23,373	43,885
Median age	40.7	40.1	39.4
Median age (Male)	36.4	37.8	38.0
Median age (Female)	44.0	41.9	40.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,319	9,137	17,281
# of persons per HH	2.6	2.6	2.5
Average HH income	\$63,052	\$72,844	\$76,567
Average house value	\$219,326	\$241,519	\$244,685

* Demographic data derived from 2020 ACS - US Census

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