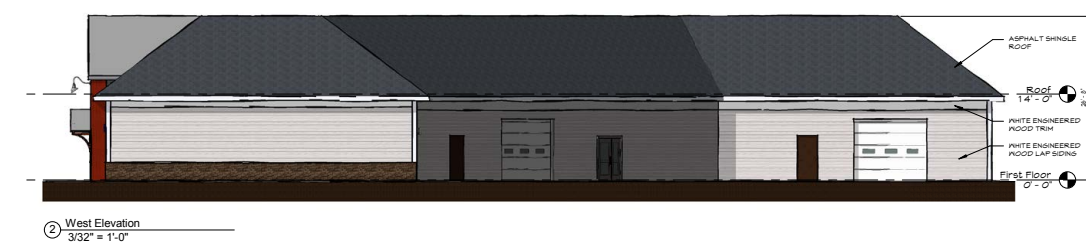


FOR LEASE – EAGLETON PLAZA
1 CHARLTON ROAD BALLSTON SPA, NY 12020



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MULTIPLE SPACES FOR LEASE

Information

Parcel Size	1.63 Acres
GLA	15,000 SF
Available Space	Up to 10,000 SF (Phase 1)
Parking	60 Spaces
Rent	Call for details

Area Retailers



The information contained herein has been obtained from sources deemed reliable. However we do not make any guarantees, warranties, or representation as to the completeness and accuracy thereof.

Key Features

- » New development to be built in two phases:
 - Phase 1 - 10,000 SF building under construction
 - Phase 2 - 5,000 SF building to be built
- » Highly visible site
- » Located at signalized intersection
- » Frontage located on Charlton Road (2,149 AADT) and Route 50 (10,215 AADT)

Demographics

Demographics	3 Miles	5 Miles	7 Miles
Population	19,171	41,461	77,447
Households	7,503	16,280	32,539
Average HH Income	\$94,577	\$96,131	\$96,904
Daytime Population	16,209	35,638	74,390
Business Establishments	607	1,173	3,041

EAGLETON PLAZA, 1 CHARLTON ROAD, BALLSTON SPA, NY 12020

