



PARCEL 3 SIZE: ± 4.45 ACRES
BUILDING SIZE: 20,000 SF

PARCEL 2 SIZE: ± 1.0 ACRES
BUILDING SIZE: 2,400 SF

PARCEL 1 SIZE: ± 2.5 ACRES
OPTION 1: 9,500 SF + PARKING LOT
OPTION 2: BUILT TO SUIT PADSITE

3002 NY-50 SARATOGA SPRINGS, NY 12866



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.

SARATOGA SPRINGS, NY

HIGHLIGHTS

- Prime location on NY-50, along Northway I-87.
- Surrounded by dense national retailers, Walmart, Home Depot, Target, Lowes, Dick's Sporting Goods and Wilton Mall.
- Right off Exit 15 on I-87 (54,952 AADT)
- With 30,338 AADT on NY-50
- High Exposure/Highway Visibility
- Signalized Entrance at Lowes Dr and Old Gick Rd
- Prime site for QSR, retail, medical offices, and hospitality

OFFERING INFO

Available Parcel 1: 2.5 Acres / 9,500 SF (Existing Building)

Retrofit or Build to Suit/Ground Lease

Available Parcel 2: 1.0 Acres / 2,400 SF (To be Built)

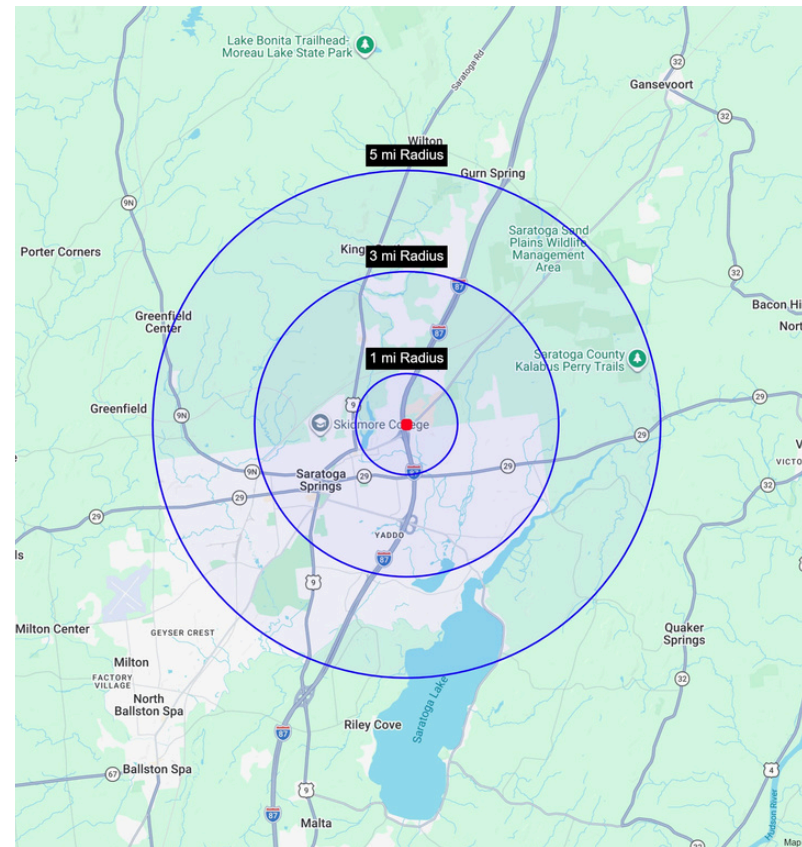
Retail/QSR with Drive Thru

Available Parcel 3: 4.45 Acres / Up to 20,000 SF (To be Built)

Commercial, Retail, Hospitality or Medical Building

DEMOGRAPHICS

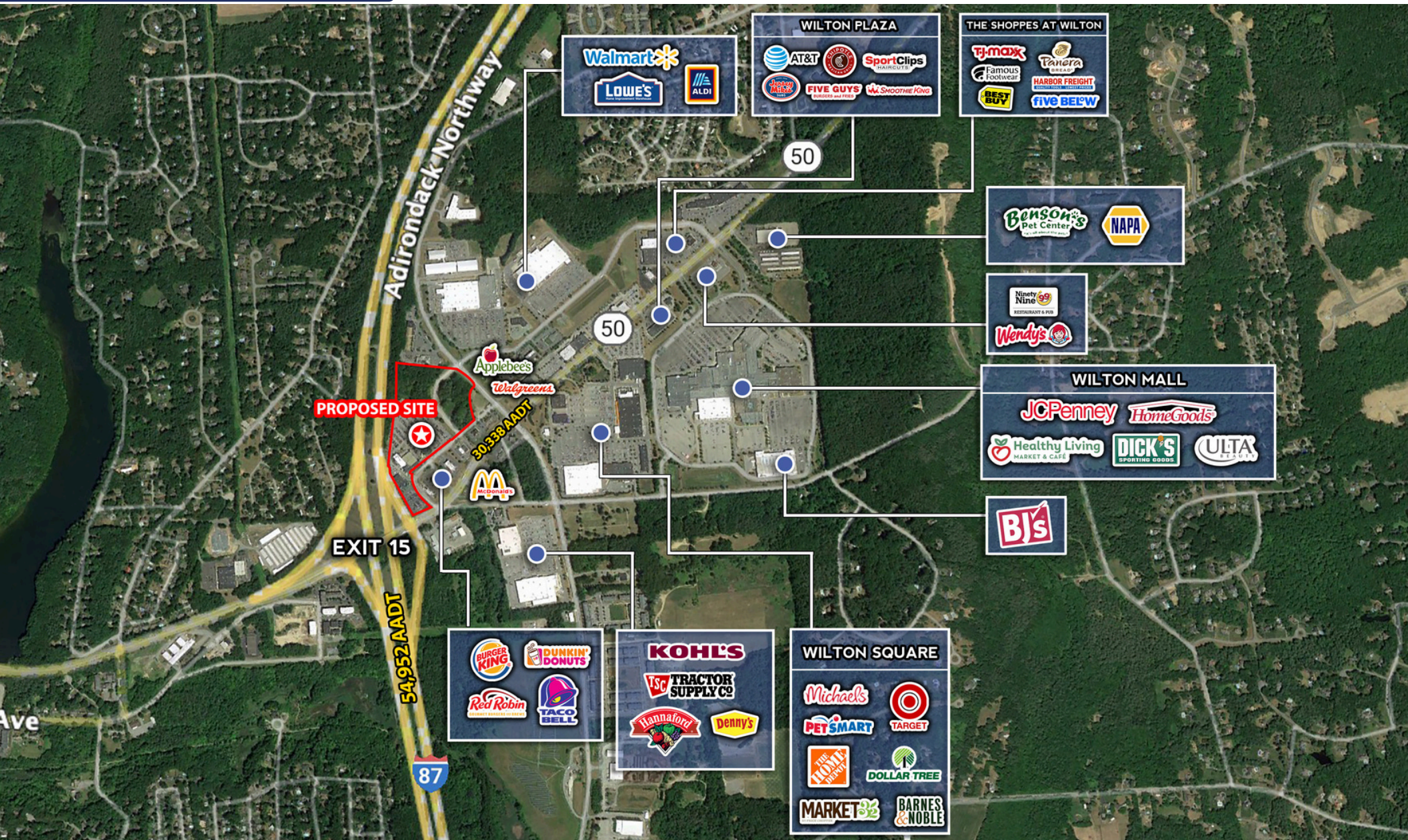
	1 Mile	3 Miles	5 Miles
POPULATION:	4,317	30,967	47,047
HOUSEHOLDS	2,031	14,085	20,920
AVERAGE HH INCOME	\$123,108	\$140,711	\$142,122
DAYTIME POPULATION	2,507	29,763	41,494
BUSINESS ESTABLISHMENTS	308	1,931	2,327



Area Retail:



MARKET AERIAL

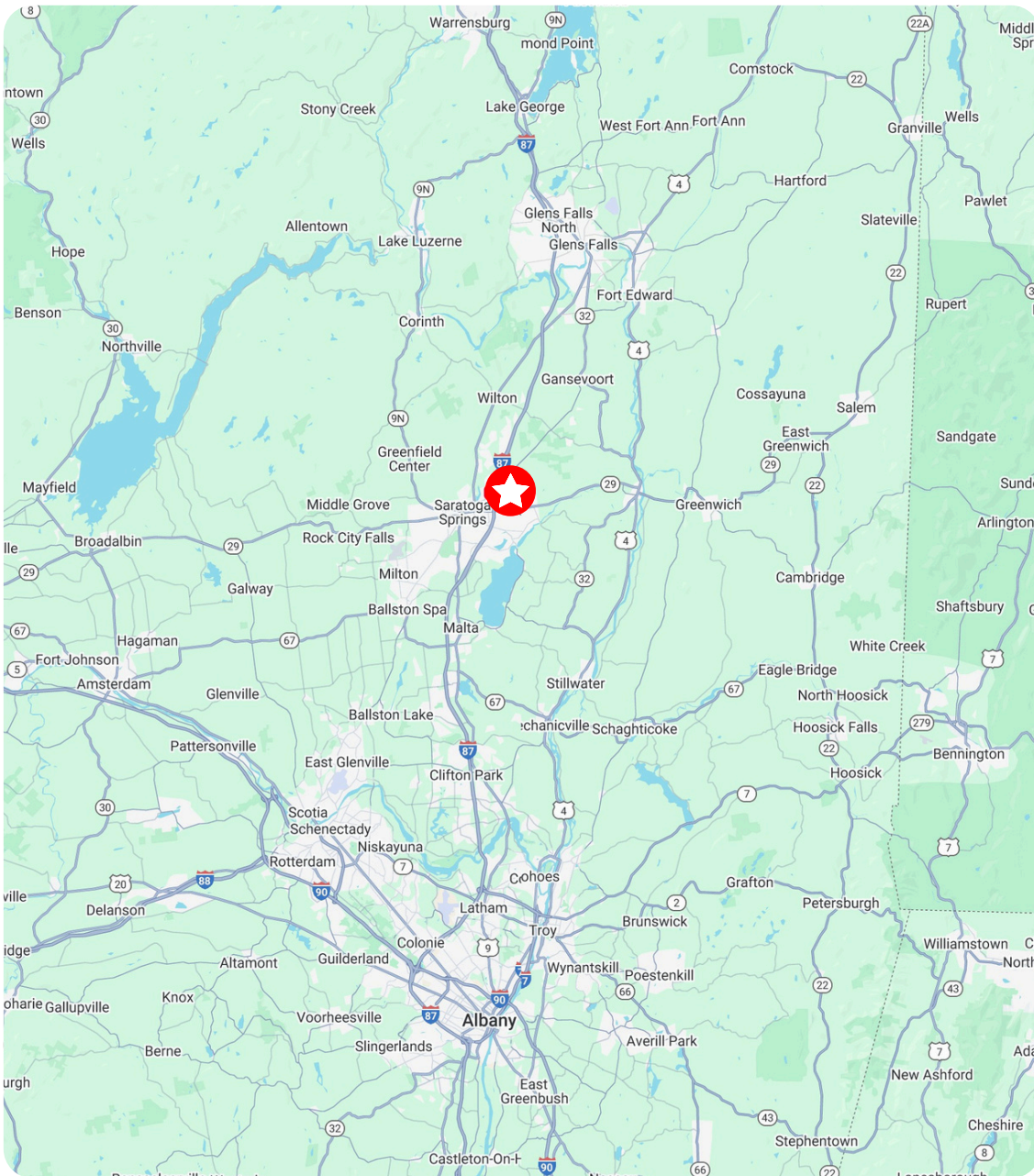


LOW AERIAL



3002 NY-50 SARATOGA SPRINGS, NY 12866

TRG



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