



ROUTES 67 & 50 | BALLSTON SPA, NY

3,500 SF BUILDING & VACANT LAND AVAILABLE

3,500 SF FREE STANDING BUILDING & TOTAL OF 2.92 ACRES AVAILABLE FOR LEASE, FOR SALE OR DEVELOPMENT



PROJECT DETAILS

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PROPERTY HIGHLIGHTS

- Located in Saratoga County, Ballston Spa lies on the west side of I-87, just 9 minutes from Exit 12. In recent years, Ballston has been the fastest-growing municipality in Saratoga County, with 6.3% growth since 2020. (The Business Review)
- Total of 3 lots available: Offered for lease, sale or development are one developed lot with a 3,500 sf free standing building on 1.13 acres plus two commercially zoned lots consisting of 1.79 acres in total.
- All lots are served by a common boulevard offering access and signage from Routes 67 & 50.
- Sites are proximate to Ballston Spa High, Middle and Elementary Schools, which have a total enrollment of 3,858 students.
- Existing utilities on site include electric, public water, public sewer, and natural gas.
- Within 6 miles of the site lies the headquarters of GlobalFoundries, a 1.7 million square foot semiconductor manufacturing and research center employing 2,500. GlobalFoundries recently secured approvals to construct an additional \$11.6 billion manufacturing facility which will employ 1,500.

OFFERING SUMMARY

AVAILABLE

Lot 1: 3,500 sf free standing building on 1.13 acres
Lot 2: 0.978 acres
Lot 3: 0.81 acres
Total of 2.92 total acres

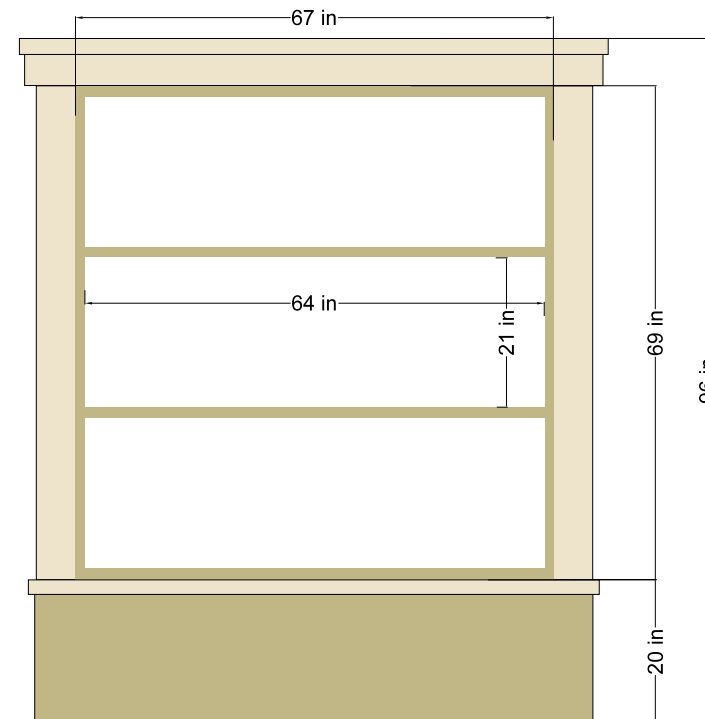
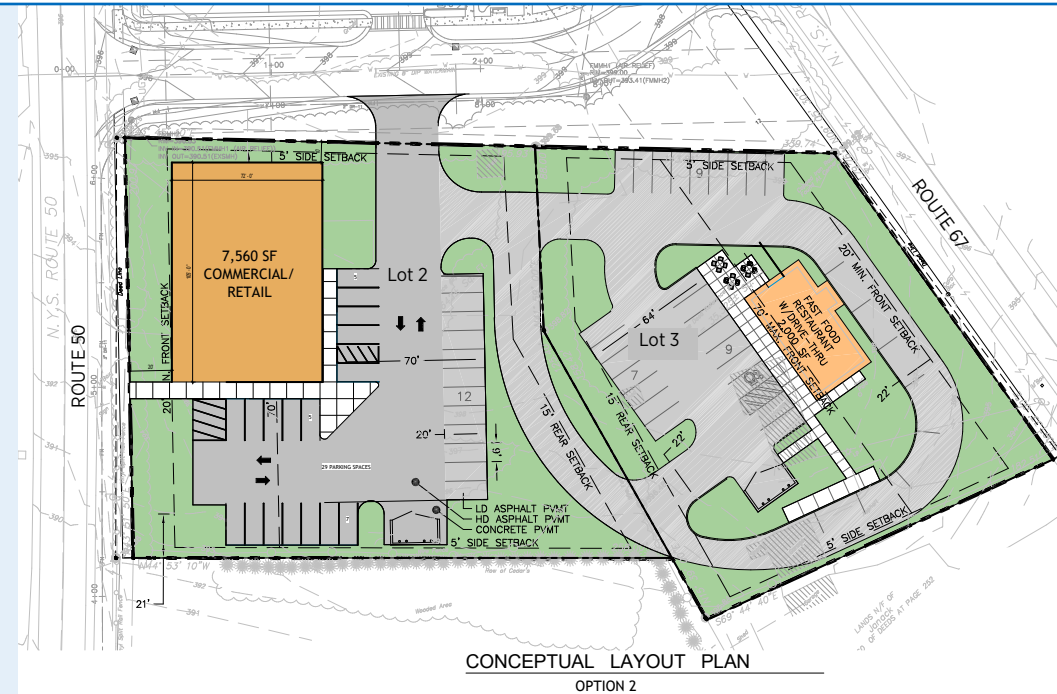
ZONING

Mixed Use Route 50 / 67

COUNTY

Saratoga

2025 DEMOGRAPHICS ROUTE 50 & ROUTE 67	1 MILE	3 MILES	5 MILES
Total Population	3,388	15,806	46,669
Daytime Population	3,048	15,634	39,592
Total Households	1,377	6,753	20,853
Median HH Income	\$83,640	\$90,844	\$100,290



Town Approved
Double-Sided
Monument Sign

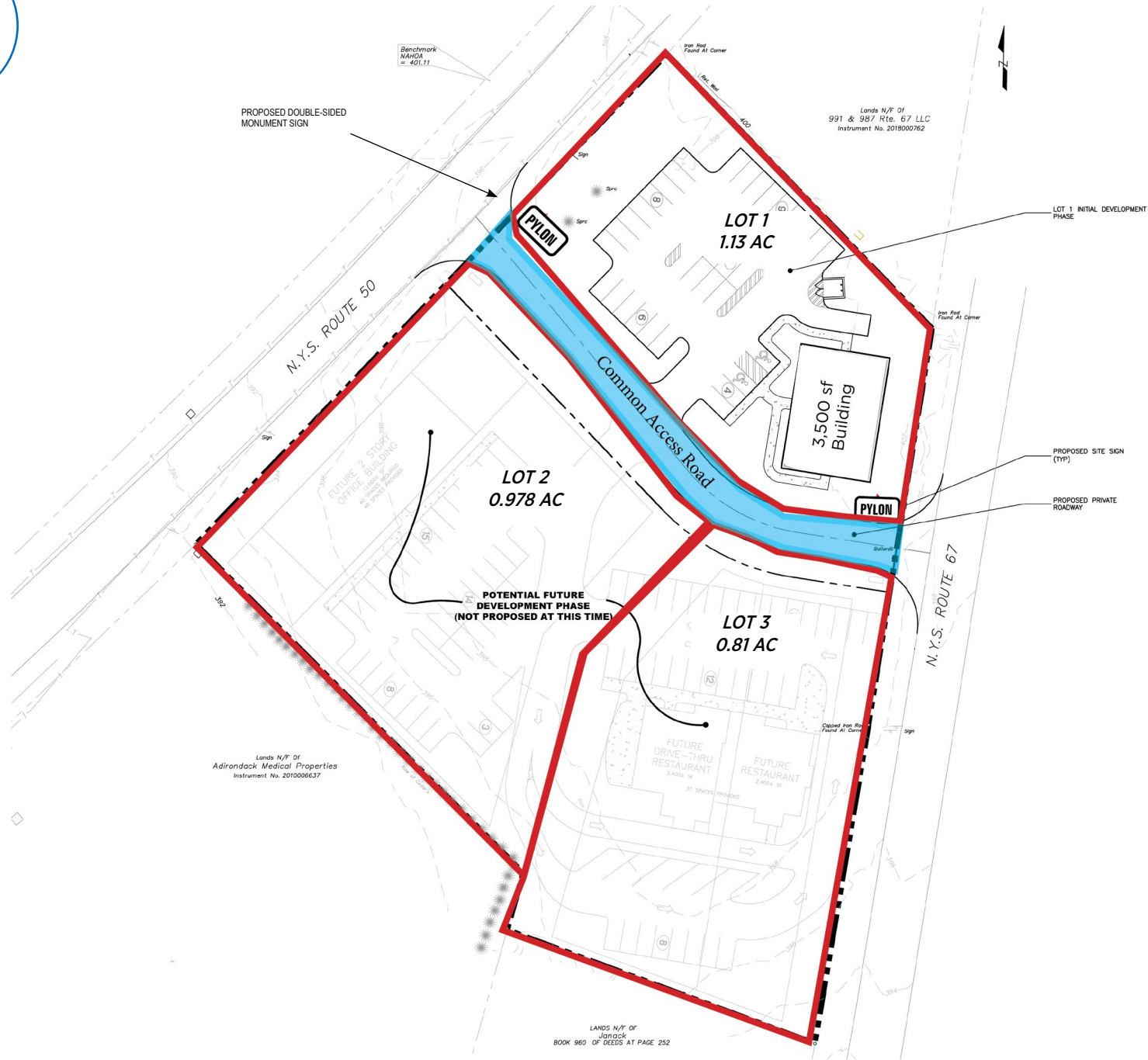
MIDLEVEL
AERIAL

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CONCEPT PLAN

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RETAILER AERIAL

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