

# 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

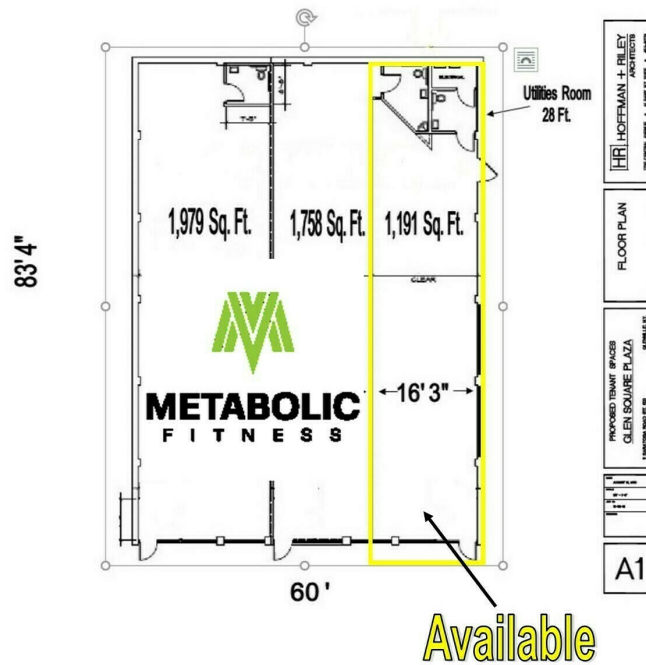
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ADDITIONAL PHOTOS



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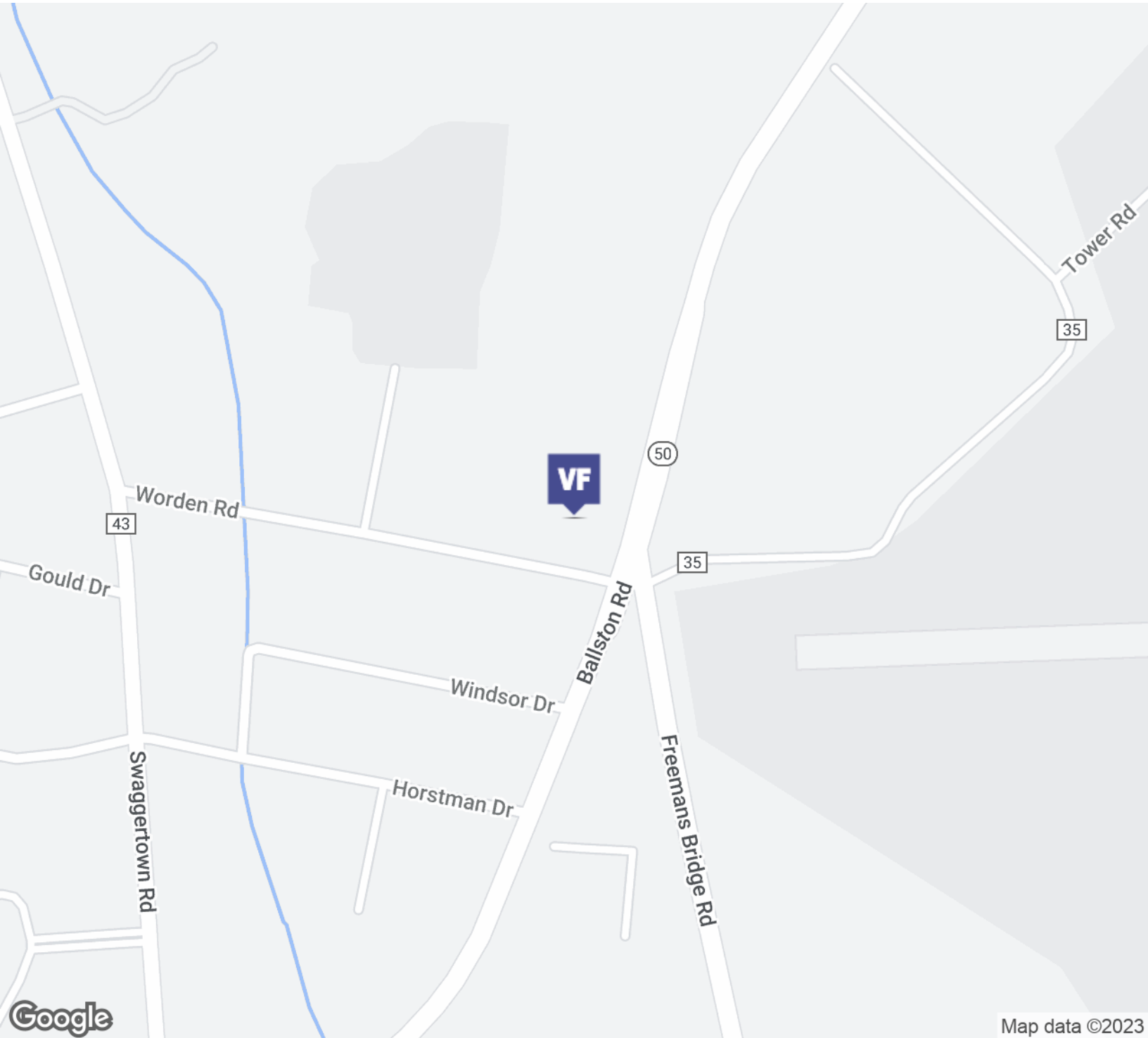
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LOCATION MAP



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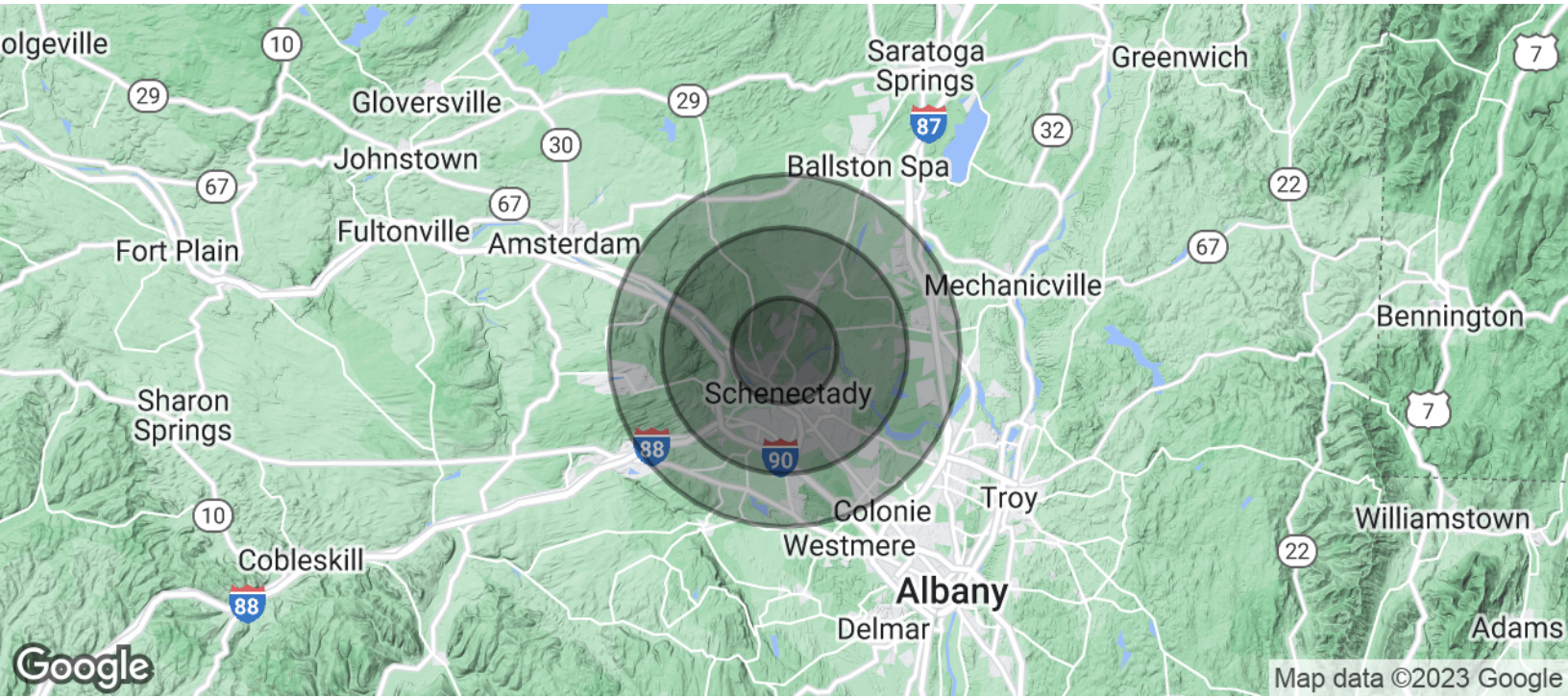
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DEMOGRAPHICS MAP & REPORT



## 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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