

# Available Retail

**8,680 Sq Ft**  
apx **80'** Frontage!

the main  
intersection in  
Washington County  
near the VT border

Available Now:

**8,680 sq ft**  
**Retail Store**

**8648 NYS Rt 22**  
**Granville, NY 12832**

**1,839,100**  
visits / year  
to the Plaza

adjacent the Price Chopper Supercenter

*On Quaker St (Rte 149) just north of NYS Rt 22 intersection*  
Washington County NY right near Vermont border

**Owner Contact:**

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NYS Principal Office Broker  
SCHUYLER BROKERAGE CORP  
Real Estate Broker  
License #10311201559



New #1 Chinese  
Restaurant  
Smoke'N'Save



adjacent the only supermarket, the best position in this county seat @



Prominent position  
with 80' Frontage



**Available: 8,680 sq ft Retail**

*depicts repainted facade*

**8,680 sq ft Retail Store**

**< 80' Frontage >**

**8,680 sq ft (80' Frontage)  
8648 NYS Rt 22, Granville, NY 12832**

Available Now:

**8,680 sq ft**  
**80' Frontage!**



#1 Chinese Restaurant

The Laundry Center

SMOKE N SAVE



H50 Hair Studio One

8,680 sq ft Retail Store

< 80' Frontage! >

Available Now **8,680 sq ft retail** @ Price Chopper Plaza, 8648 NY Rt 22, Granville, NY 12832

# View from the second entrance to the Price Chopper Plaza 8648 NYS Rt 22, Granville, NY 12832

Available Now:

**8,680 sq ft**  
**(80' x 122')**

8,680 sq ft Retail Store

Price  
Chopper  
PLAZA

Rent-A-Center  
8,680 sf  
Retail

RAC Rent-A-Center

prominent pylon signage  
at both entrances

**Church St**





**View of the 2 pylon signs for the Available Retail Store at  
8648 NYS Rt 22, Granville, NY 12832**



Pylon 1 is at Rt 22 and 149

Pylon 2 is at CR 26  
aka Church St



22

**10,676** cars/day

SIGN



Quaker St

149

**Aerial View Oriented West  
available retail store at  
8648 State Rt 22, Suite 3  
Granville, NY 12832**



**Site** is right next to the  
supermarket anchor!  
A prominent location at this  
region's only grocery store

**4,486** cars/day

Church St

SIGN

Over **1.8 M** visits / year  
to plaza!

**Price Chopper**

Available  
Retail Store  
8,680 sf

- #1 Chinese Laundromat
- SmokeNSave
- HSC HAIR STUDIO ONE
- RAC Rent-A-Center

**8,680 sf**  
**80' Frontage!**

WASHINGTON  
26  
COUNTY

[Rt 22]

22

Granville Middle School

Quaker St [Rt 149]

Granville High School

Cot Bed Rd [CR 26]

**TSC TRACTOR SUPPLY CO** Beverage Warehouse

**Label DOLLAR GENERAL**

**\$SHOPPER Liquor STOP**

also here:

Fred's Granville Pharmacy

Edward Jones Making Sense of Investing

**DUNKIN'**

Granville Sentinel  
Fred's Granville Rx  
AJ's Restaurant

**DUNKIN'**

Cambridge Farm

Edward Jones

manual Car wash

Mail Garage

**TD Bank**

**Price Chopper**

**DOLLAR GENERAL**

Available Now:

**RETAIL STORE**

**8,680 sq ft**

**apx 80' Frontage!**

Telescope Casual Furniture Factory

North Oriented

149

22

WASHINGTON 26 COUNTY

**High Altitude Aerial View**

**Price Chopper Plaza**

**8648 State Rt 22, Granville, NY 12832**

**Price Chopper** SITE

**ADVANCE AUTO PARTS**

**W**

**ARROW BANK**

**M**

**SUBWAY**

Join this great lineup:

**Price Chopper**

**H50 Hair Studio One**

**ADVANCE AUTO PARTS**

**RAC Rent-A-Center**

New #1 Chinese Restaurant  
Smoke N Save

**SUBWAY** **ARROW BANK** **M** **W**

Moore's Garage

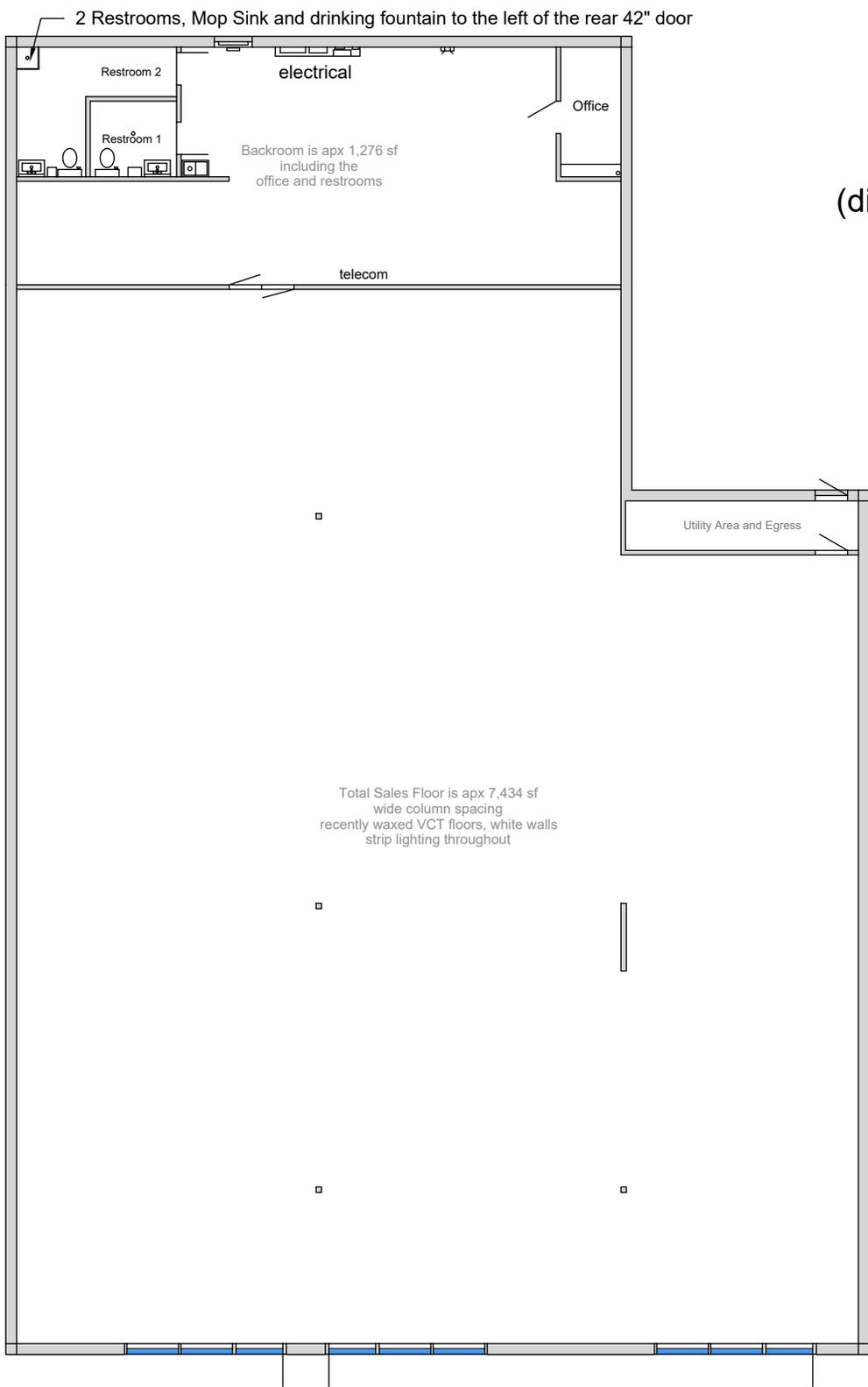
149

**Building Key Plan of the Price Chopper Plaza  
highlighting the available retail store located at  
8648 State Rt 22, Granville, NY 12832**

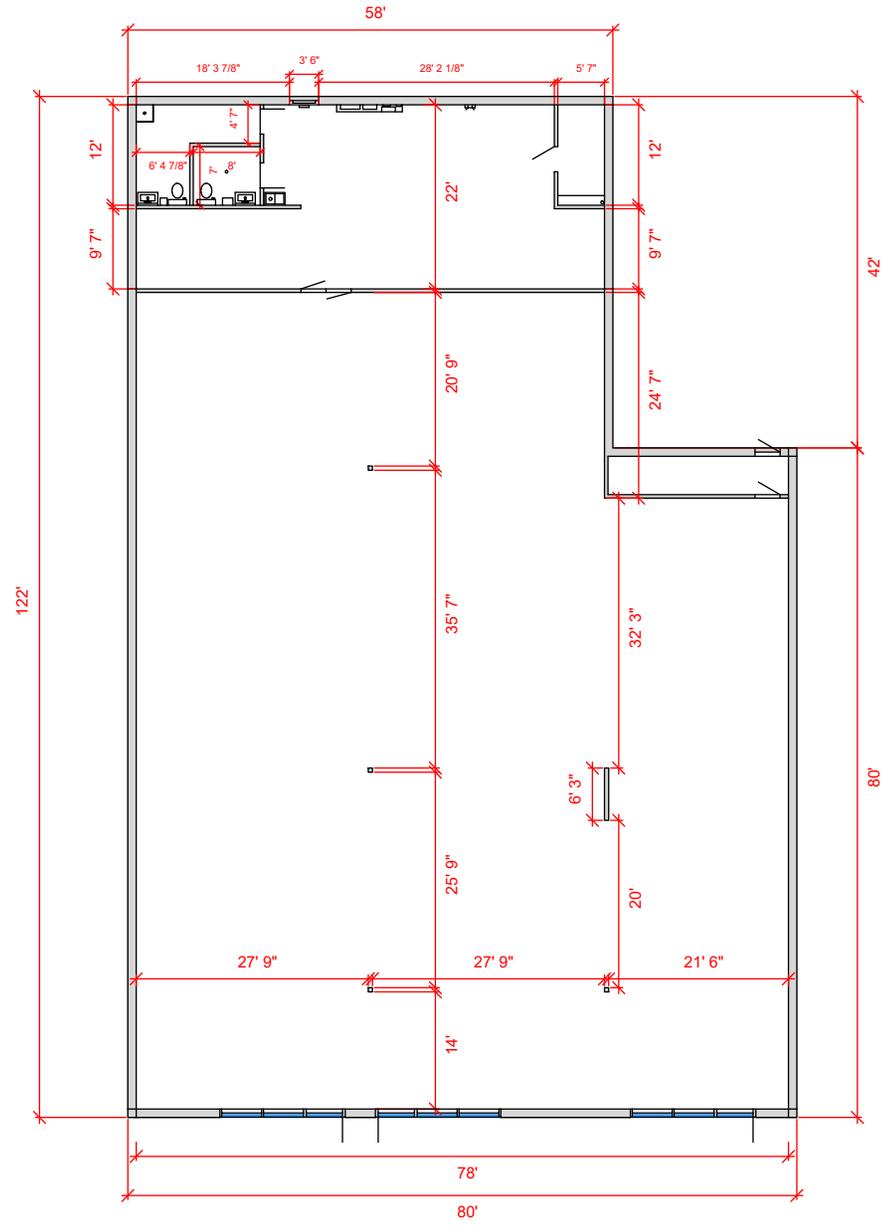


**Existing Price Chopper  
is  
48,139 sq ft**





Existing Conditions Floorplan of the  
Available Retail Suite at the Price Chopper Plaza  
8648 State Route 22 Granville, NY 12832  
8,680 sq ft with 80' frontage  
(dimensioned plan below, plan without dimensions at left)



80' frontage along canopy covered storefront - 3 sets of windows each apx 15' wide, up to 3 doors available one can be locked off

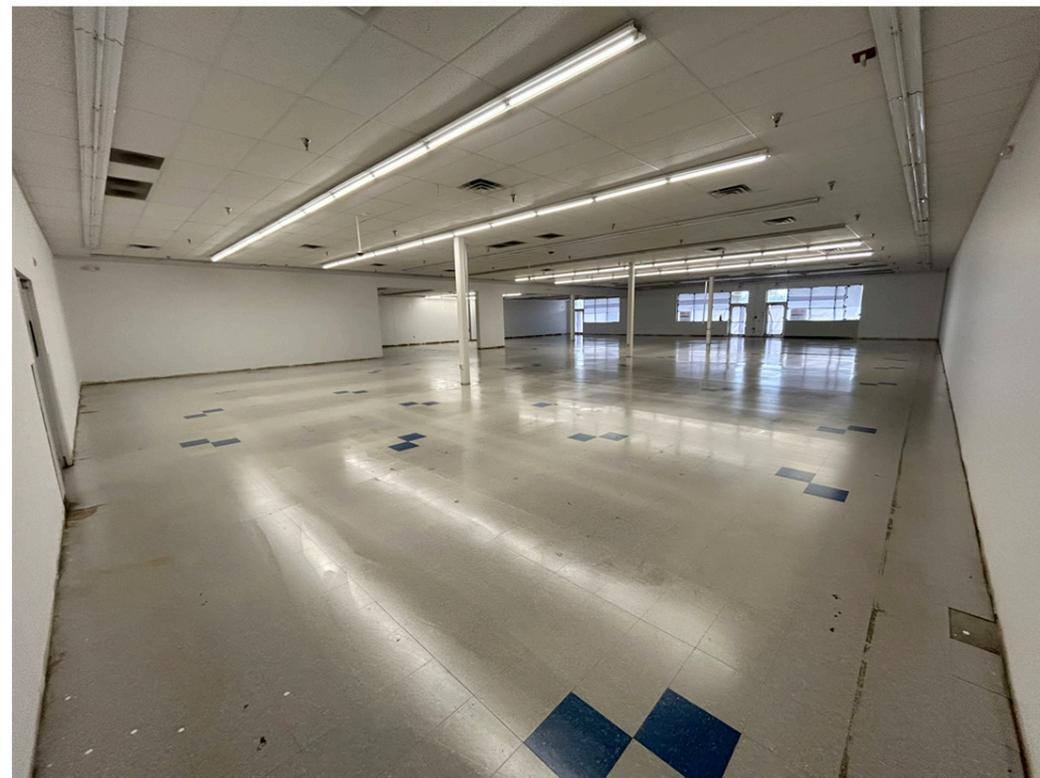


**A Very Clean Retail Space**  
(owner just waxed the floors  
and painted the walls)

**8648 Rt 22, Granville, NY 12832**

***Available Now***

**8,680 sq ft with 80' Frontage**



## Demographic Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections

Lat/Lon: 43.3967/-73.2631

8648 NY-22 Granville, NY 12832	5 Mile Radius	7 Mile Radius	10 Mile Radius	15 Mile Radius	20 Mile Radius	25 Mile Radius
<b>Population</b>						
<b>2025 Est. Population</b>	<b>7,039</b>	<b>10,544</b>	<b>18,168</b>	<b>38,174</b>	<b>94,939</b>	<b>180,985</b>
2025 Median Age	46.6	47.0	45.8	44.8	44.6	45.3
<b>Households</b>						
2025 Est. Households	2,954	4,400	7,070	15,425	40,528	79,022
<b>Race and Ethnicity</b>						
2025 Est. White	96.5%	96.1%	90.4%	93.0%	93.3%	93.5%
2025 Est. Black or African American	0.7%	1.0%	5.3%	3.0%	2.2%	1.9%
2025 Est. Asian or Pacific Islander	0.6%	0.5%	0.5%	0.6%	0.9%	1.0%
2025 Est. American Indian or Native Alaskan	0.1%	0.1%	0.3%	0.2%	0.1%	0.1%
2025 Est. Other Races	2.1%	2.3%	3.4%	3.2%	3.4%	3.4%
2025 Est. Hispanic	1.5%	1.7%	3.4%	2.8%	2.8%	2.9%
<b>Income</b>						
<b>2025 Est. Average Household Income</b>	<b>\$82,264</b>	<b>\$88,344</b>	<b>\$89,939</b>	<b>\$93,494</b>	<b>\$97,606</b>	<b>\$104,034</b>
2025 Est. Median Household Income	\$66,454	\$68,158	\$66,224	\$71,105	\$76,023	\$80,627
2025 Est. Per Capita Income	\$34,630	\$36,965	\$35,066	\$37,904	\$41,828	\$45,569
<b>Business</b>						
2025 Est. Total Businesses	229	317	554	1,213	3,546	7,953
<b>2025 Est. Total Employees</b>	<b>2,049</b>	<b>2,759</b>	<b>4,431</b>	<b>9,272</b>	<b>36,254</b>	<b>82,586</b>