

FOR LEASE

# Village Plaza

19 Clifton Country Road, Clifton Park, NY 12065



## PROPERTY INFO

- Located in Clifton Park's town core with strong surrounding retail, including discounters, grocers, national/regional anchors, and local tenancy.
- Excellent visibility and accessibility off I-87 (96,100 AADT) Exit 9 and NYS Route 146 (40,500 AADT).

**CO-TENANTS:** Hannaford Supermarket, PetSmart, Smoothie King, Old Brick Furniture, Blaze Pizza, CoreLife Eatery, Spectrum, Club Pilates, Trustco Bank, and more!

## 2024 Demographics

	3 Miles	5 Miles	10 Miles
Population	37,760	63,856	247,233
Average HH Income	\$155,321	\$158,806	\$117,456
Est. Adj. Daytime Demographics (16+)	24,899	37,379	249,127

## AVAILABLE SPACE

- 10,534 SF

## CALL FOR PRICING

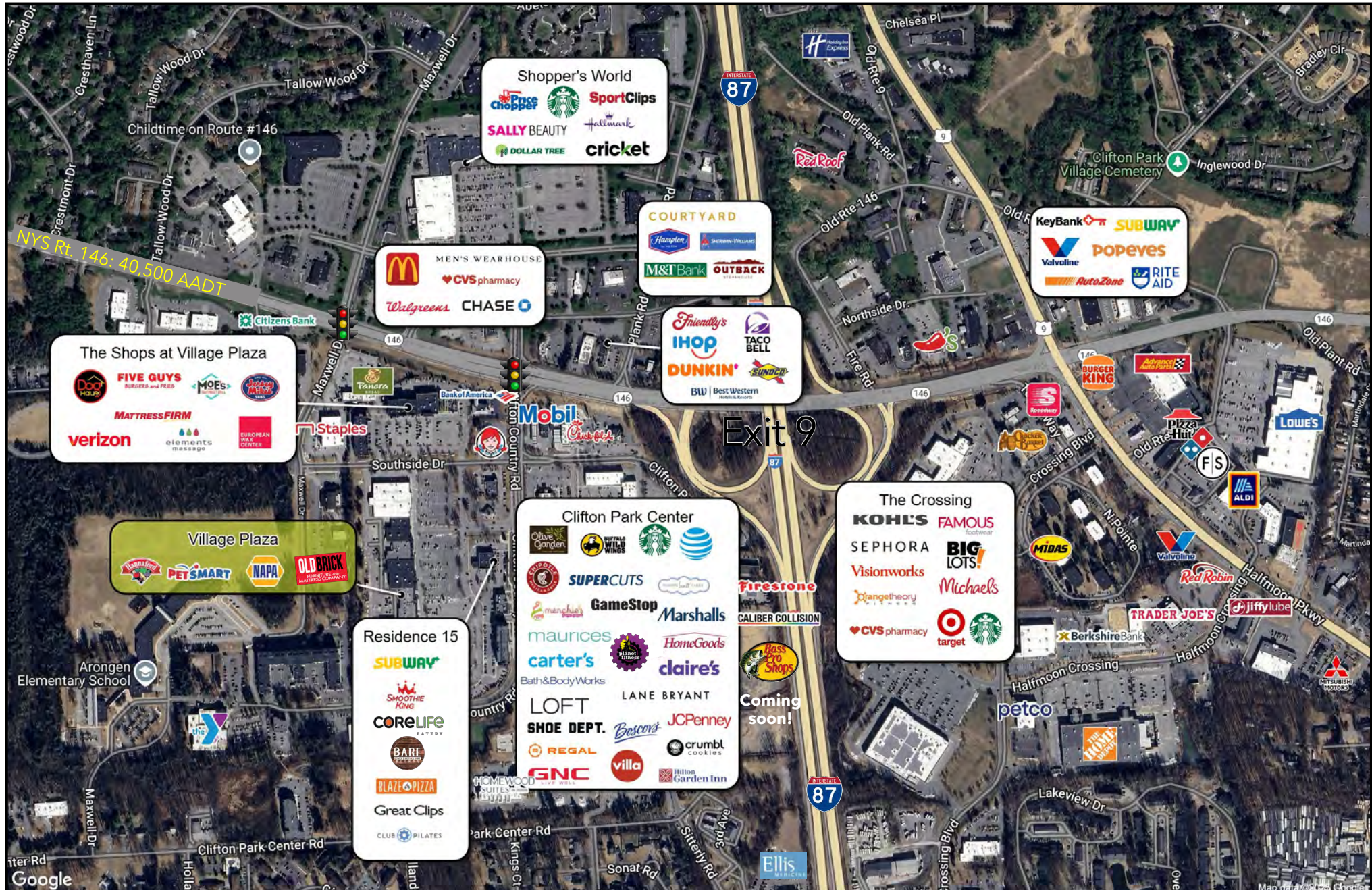
**BUILDING SIZE:** 180,000 SF

Alex Kutikov, Principal  
Licensed Real Estate Broker

Gordon Heeps, Principal  
Licensed Real Estate Broker



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Space #	Tenant
<b>INLINE</b>	
1	Hannaford Supermarket
2	Chinese Restaurant
3	Warhammer
4	Arts & Glass
5	Nail Salon
6	Locksmith
7	Hibachi
8	Sushi Restaurant
9	Bruegger's Bagels
10	Dry Cleaner
11	Hair Salon
12	PetSmart
13	Office Suite
14	NAPA
15	The Bunker
16	AVAILABLE
17	Optician
18	Eyelash Studio
19	Miracle Ear
20	Old Brick Furniture
<b>OUTPARCEL</b>	
21	Smoothie King
22	Attorney
23	Subway
24	Uncommon Grounds



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Value...through performance