

5-7 SARATOGA ROAD

Glenville, NY 12302

FOR LEASE | RETAIL SPACE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 1,191 SF

Lease Rate: \$20.00 SF/yr (NNN)

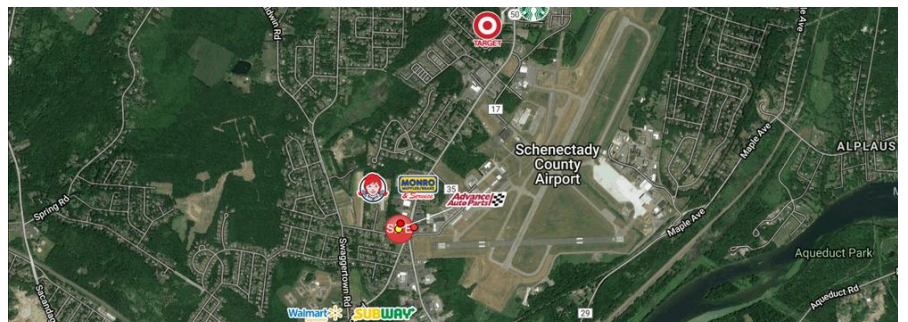
Building Size: 4,830 SF

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, Game Stop and Wendy's.

LOCATION OVERVIEW

Located on NYS Route 50 At Freeman's Bridge Road



Kenneth Brownell

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VF Vanguard-Fine, LLC
Commercial Real Estate Professionals

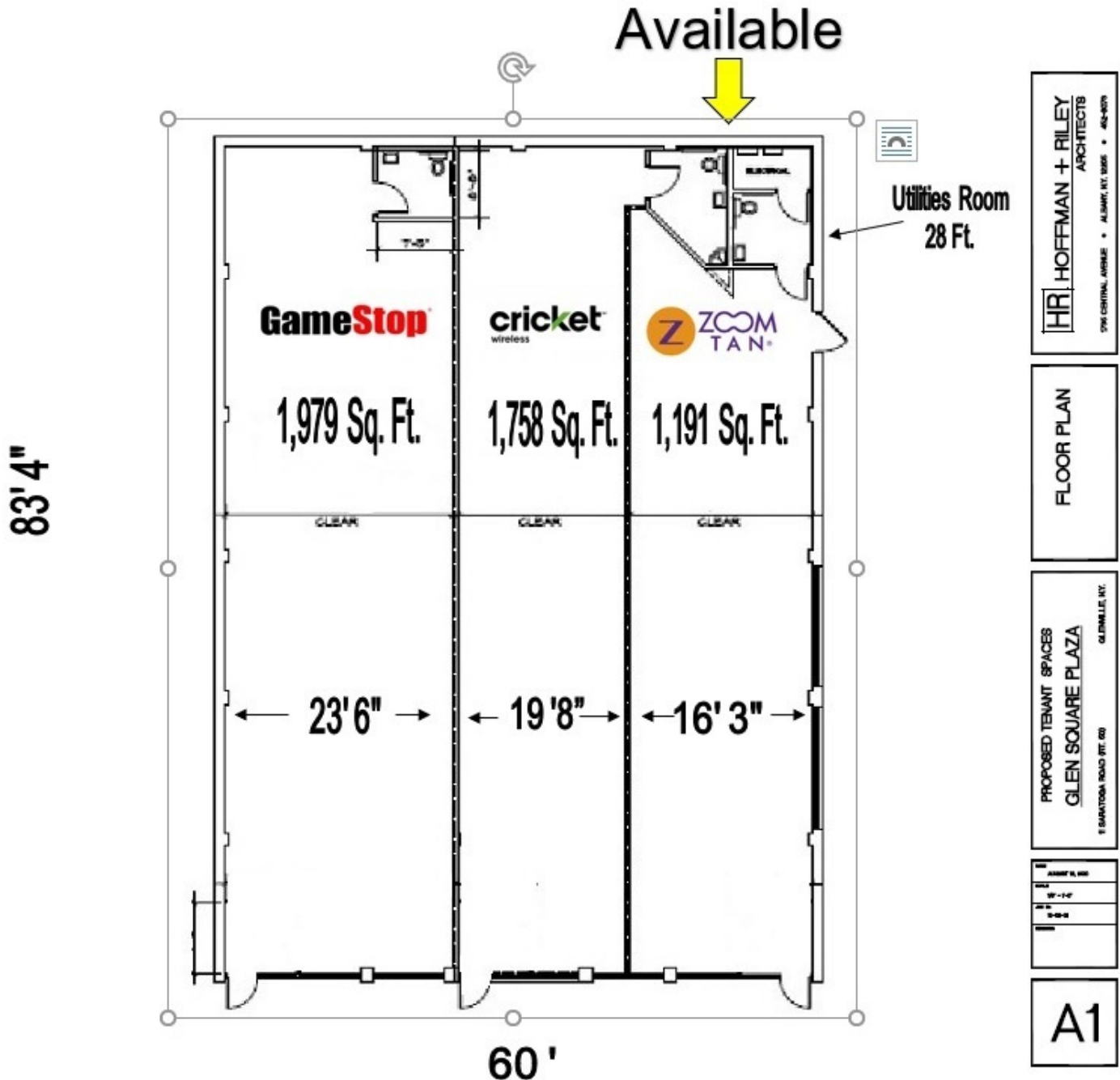
Vanguard-Fine, LLC Commercial Real Estate Professionals is a Licensed Real Estate Broker
This plan is for informational purposes only and no representations are made. Current conditions must be confirmed by each prospective buyer/tenant

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ADDITIONAL PHOTOS



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LOCATION MAPS



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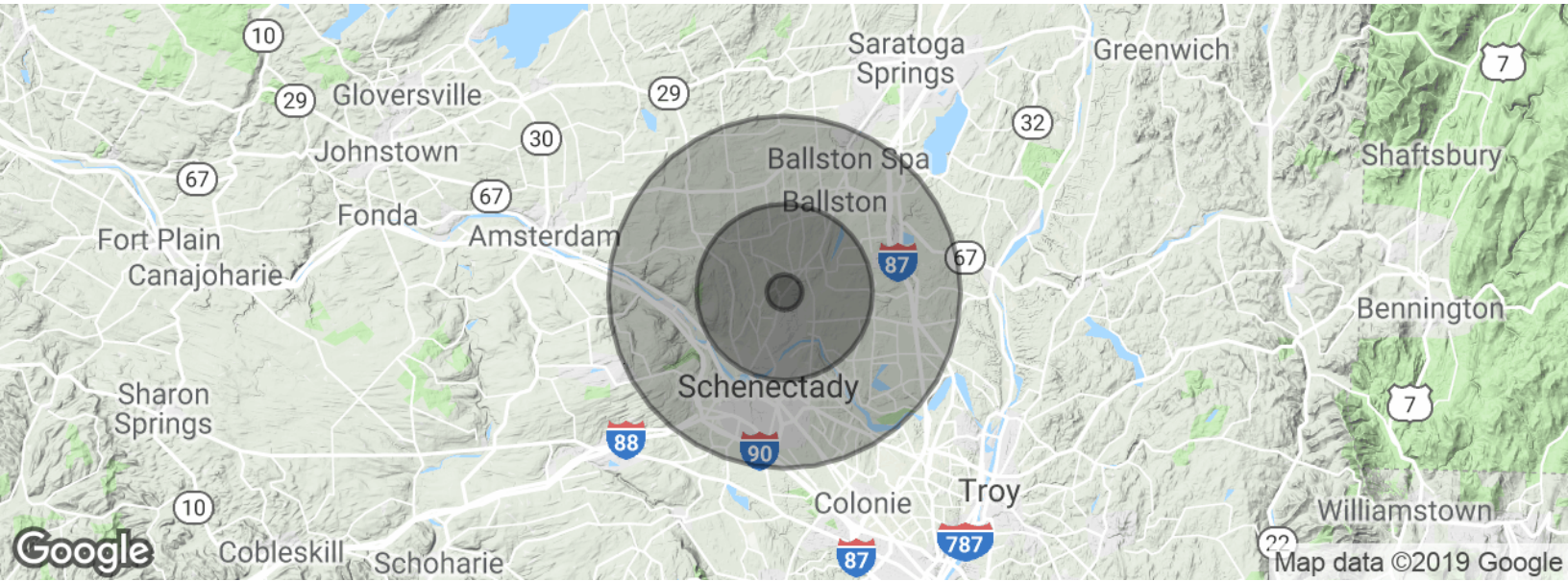
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,162	145,652	264,879
Median age	44.3	37.8	40.0
Median age (Male)	45.2	36.1	38.6
Median age (Female)	43.7	39.3	41.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	871	54,852	101,186
# of persons per HH	2.5	2.7	2.6
Average HH income	\$81,423	\$62,599	\$74,848
Average house value	\$174,061	\$172,563	\$226,808

* Demographic data derived from 2010 US Census

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