

SARATOGA SPRINGS RETAIL LAND

333 EAST CROSSROADS BLVD

FOR SALE



PROPERTY INFORMATION

- ±10.2 acres available
- Commercial zoning
- Multiple access points
- Ideal for mid-box retailers
- 2018 new construction of 5 lane road on Crossroads Blvd., Hwy 73

SALE PRICE:

\$3,950,000

(potential for seller financing)

The offering is presented solely for informational purposes and is submitted subject to errors, omissions, change of price, rental or other terms, withdrawal without notice, and to any special listing conditions imposed by the seller. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein and buyers and tenants are encouraged to conduct their own due diligence and research regarding the property.



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DEMOGRAPHICS

Population:	1 mile	3 mile	5 mile
2019 Projection	6,347	32,139	95,140
2014 Estimate	5,659	28,763	85,741
2010 Census	4,776	24,638	75,482
Growth 2014-2019	12.16%	11.74%	10.96%
Growth 2010-2014	18.49%	16.74%	13.59%
2014 Population Hispanic Origin	392	2,052	5,863
2014 Population by Race:			
White	5,334	27,133	80,922
Black	32	161	488
Am. Indian & Alaskan	22	132	463
Asian	73	375	1,115
Hawaiian & Pacific Island	42	233	648
Other	156	730	2,105
Households:			
2019 Projection	1,630	8,420	24,703
2014 Estimate	1,445	7,500	22,176
2010 Census	1,196	6,334	19,317
Growth 2014 - 2019	12.80%	12.27%	11.40%
Growth 2010 - 2014	16.24%	14.09%	10.69%
Owner Occupied	1,226	6,269	18,128
Renter Occupied	218	1,232	4,048
2014 Avg Household Income	\$78,379	\$78,724	\$80,384
2014 Med Household Income	\$67,157	\$69,646	\$70,817
2014 Households by Household Inc:			
<\$25,000	82	437	1,977
\$25,000 - \$50,000	262	1,316	4,041
\$50,000 - \$75,000	550	2,537	6,055
\$75,000 - \$100,000	304	1,549	4,715
\$100,000 - \$125,000	111	1,051	2,709
\$125,000 - \$150,000	56	268	1,268
\$150,000 - \$200,000	31	165	816
\$200,000+	49	175	593



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