

**51 Arterial Plaza, Gloversville, NY 12078**

**Retail**

**Or Grocery!**

**15,000 SF**

**join 137k sf Plaza! Right on  
dense rooftops!!!**

**30A**



**Views of this fully leased plaza  
at 51 Arterial Plaza, Gloversville, NY 12078  
Available Now: **Retail** or Grocery store  
in 15,000 sq ft w/ 100' Frontage**

**15k sf**

**an always busy location  
with 100' of Frontage!**

**proposed repainted and elevated facade  
will pop from all directions in your store's  
colors!**





# Fully Leased GLA of 131,587 SF - Arterial Plaza:

New:



Associates in Cardiology



15 years of term



Available Now:

Retail or Grocery!

15,000 sq ft

Existing Facade below to be enhanced as proposed on other pages!



DOLLAR GENERAL



New:



**Views of the  
Arterial Plz, NYS Rt 30A  
Gloversville, NY 12078**

located in the first position  
off the traffic signal  
on 2nd and 5th Avenues at NYS Rt 30A



**15,000 sq ft  
Retail or  
Grocery**



**Low Altitude Aerial View:**  
**>> 51 ARTERIAL PLAZA <<**  
**2nd & 5th Ave @ Rte 30-A**  
**Gloversville, NY 12078**



N.Y.S.  
Rt 30 A



Jewelry Store

5th Ave

3,345 cars



5th Ave Ext



i'm lovin' it



Branch St

Bradly St

Elmwood Ave Ext

2nd Ave Ext

2nd Ave

2,884 cars



nails Post-Net

hot dogs

liquor



**Available Now:**  
**Retail or small format Grocery**  
**15,000 sq ft**

**Prominent Position in a fully leased center w/ ample parking, long term leases, & huge signage!**



Pylon>



**Boulevard School**

5th Ave

2nd Ave

East Blvd

**All of these rooftops do their daily shopping right at our site**

**SITE is exposed to a combined traffic of 16,428 cars/day between Rt 30A, 5th & 2nd**



# Site Plan:

**Fully Leased - Total GLA:  
Apx. 131,575 SQ FT**

## DENSE ROOFTOPS

CITY OF GLOVERSVILLE  
TOWN OF JOHNSTOWN

**Available Now:**

## Retail or Grocery

**15,000 Sq Ft**  
apx dimensions of 100' x 150'

massive  
density  
of rooftops  
in immediate  
proximity  
at this large  
fully leased  
high volume  
discount  
shopping  
center

# 2nd Ave

**5th Ave**

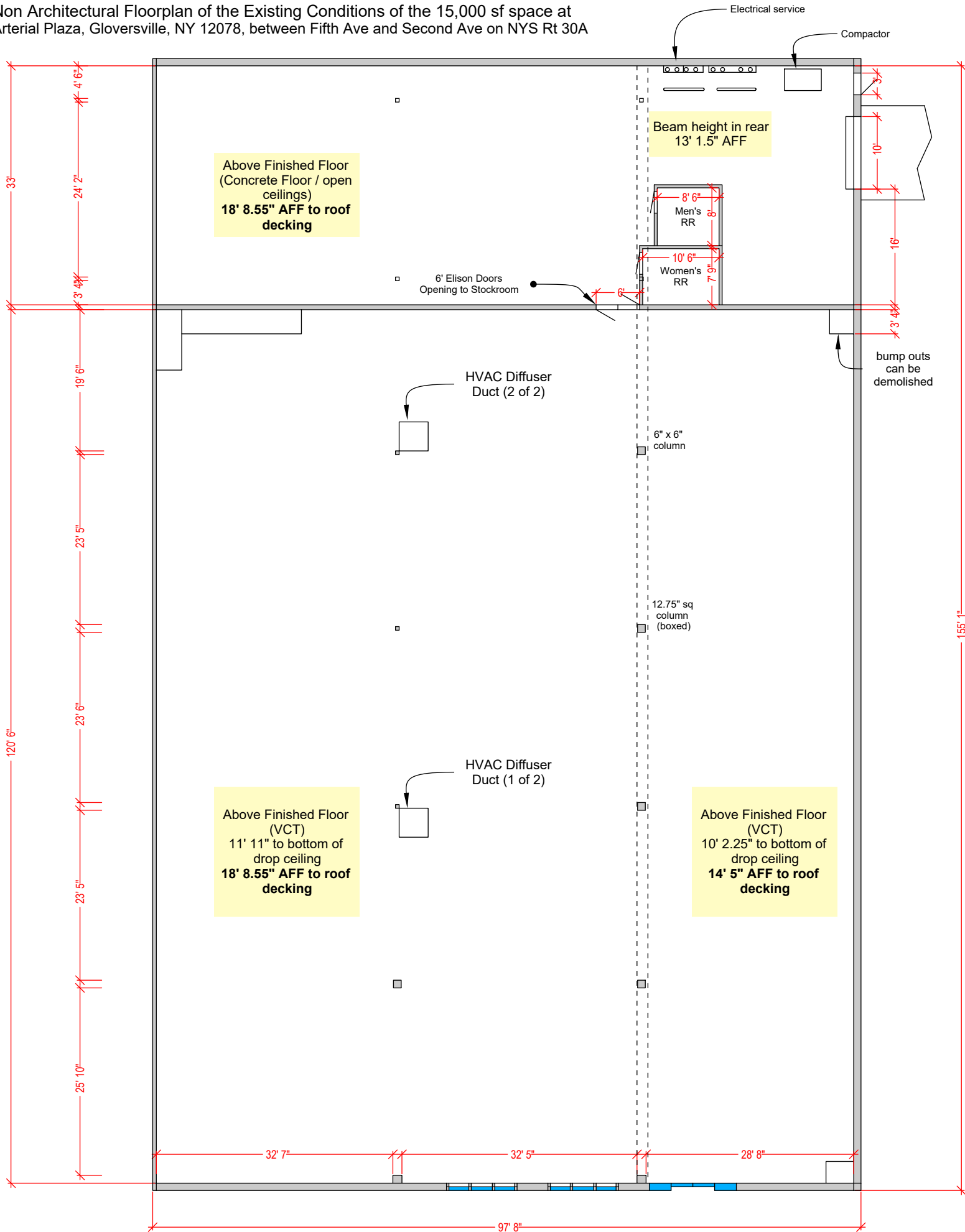


30A

**10,485 cars/day Rt 30A**

**51 Arterial Plaza, Gloversville, NY 12078**

Non Architectural Floorplan of the Existing Conditions of the 15,000 sf space at  
Arterial Plaza, Gloversville, NY 12078, between Fifth Ave and Second Ave on NYS Rt 30A



Front Entrance Double Slider Door with sidelights on right side, and two 9' 8" wide sets of storefront windows (3 windows per)



# Pylon Sign

Arterial Plaza Gloversville, NY

**ARTERIAL PLAZA**



**TRACTOR  
SUPPLY CO**

**BARTON'S**  
**home OUTLET**

Kitchens, Baths, Floors & More

**Advance Auto Parts**

**15,000 sq ft Retail or  
Small Format Grocery store**

**DOLLAR GENERAL**

**ST PETER'S HEALTH  
PARTNERS**  
A Member of Trinity Health  
**Associates in Cardiology**

**FiT Happens**  
**PARKING AROUND BACK**

**SUNNY NAIL SPA**

**Mega Tan**  
& Cutting Crew

**Label \$HOPPER**

**SUBWAY**

**MT. FUJI**  
Japanese Restaurant

**TOBACCO ROLL**

**FLEMING  
PHYSICAL THERAPY**  
EASTERN MEDICAL SUPPORT

Barones Arterial Plaza  
**BARBER SHOP 725-3317**

**Rt 30A**  
**10,485**  
**cars/day**

**A host of great co tenants drive traffic here**



# High Altitude Aerial Oriented East of Site in Gloversville, NY

**Site** is the heart of the market, with  
everyday shopping conveniences.



Roads highlighted  
in **light pink**...  
Rooftops highlighted  
in **light blue**...

## MARKET NOTES:

- Our site has become the market's regional go - to shopping plaza; with daily conveniences like Barton Home Outlet, Tractor Supply & Fit Happens. History & trends always show that **Accessibility & Conveniences** are the keys to the success of any location. Our site has the convenience of one-stop shopping and proximity to the dense rooftops as well as multiple connections to Rt 30A and accessibility to the City via 5th and 2nd Ave.
- Site provides the ability to capitalize on great [resence with daily traffic traveling to the site doing their one stop shopping as customers are creatures of habit. Our site is also the gateway to the Northcountry and features incredibly prominent signage!



<div>Demographic Summary Profile</div> <div>2000-2010 Census, 2021 Estimates with 2026 Projections</div> <div>Lat/Lon: 43.0581/-74.3257</div>						
51 Arterial Plaza	1 Mile Radius	1.5 Mile Radius	2 Mile Radius	3 Mile Radius	5 Mile Radius	7 Mile Radius
Gloversville, NY 12078						
Population						
2021 Est. Population	8,584	14,387	17,847	20,369	34,131	40,512
2026 Projected Population	8,251	13,775	17,108	19,609	33,036	39,293
2010 Census Population	8,734	14,615	18,127	20,653	34,430	40,969
2000 Census Population	8,723	14,407	17,947	20,432	34,137	40,849
Projected Annual Growth 2021 to 2026	-0.8%	-0.9%	-0.8%	-0.7%	-0.6%	-0.6%
Historical Annual Growth 2000 to 2021	-	-	-	-	-	-
2021 Median Age	40.4	39.3	39.5	40.2	41.5	42.0
Households						
2021 Est. Households	3,687	6,223	7,619	8,600	14,441	17,074
2026 Projected Households	3,652	6,140	7,528	8,530	14,399	17,064
2010 Census Households	3,626	6,102	7,468	8,398	14,034	16,648
2000 Census Households	3,535	5,971	7,329	8,256	13,769	16,282
Projected Annual Growth 2021 to 2026	-0.2%	-0.3%	-0.2%	-0.2%	-	-
Historical Annual Growth 2000 to 2021	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%
Race and Ethnicity						
2021 Est. White	90.9%	91.2%	91.6%	91.6%	92.4%	92.8%
2021 Est. Black or African American	4.4%	4.1%	3.8%	4.0%	3.3%	3.1%
2021 Est. Asian or Pacific Islander	1.0%	0.7%	0.7%	0.7%	1.0%	1.0%
2021 Est. American Indian or Native Alaskan	0.3%	0.3%	0.3%	0.3%	0.2%	0.2%
2021 Est. Other Races	3.5%	3.6%	3.6%	3.4%	3.1%	2.9%
2021 Est. Hispanic	5.3%	5.3%	5.2%	5.0%	4.5%	4.3%
Income						
2021 Est. Average Household Income	\$56,215	\$54,174	\$55,535	\$57,892	\$61,935	\$64,995
2021 Est. Median Household Income	\$47,393	\$43,076	\$43,786	\$46,231	\$51,481	\$53,064
2021 Est. Per Capita Income	\$24,365	\$23,620	\$23,891	\$24,719	\$26,533	\$27,715
Education (Age 25+)						
2021 Est. Elementary (Grade Level 0 to 8)	3.2%	3.9%	3.7%	3.7%	3.1%	3.0%
2021 Est. Some High School (Grade Level 9 to 11)	10.7%	12.2%	12.0%	11.8%	10.0%	9.7%
2021 Est. High School Graduate	36.3%	36.3%	37.3%	37.0%	35.0%	34.6%
2021 Est. Some College	18.7%	19.5%	18.8%	18.9%	18.6%	18.7%
2021 Est. Associates Degree Only	13.1%	12.9%	13.0%	13.3%	14.7%	15.0%
2021 Est. Bachelors Degree Only	7.3%	6.9%	7.1%	7.2%	9.6%	10.0%
2021 Est. Graduate Degree	10.7%	8.3%	8.0%	8.1%	9.0%	9.1%
Business						
2021 Est. Total Businesses	233	398	450	621	1,055	1,206
2021 Est. Total Employees	3,130	4,593	5,435	8,821	15,436	17,735
2021 Est. Employee Population per Business	13.5	11.6	12.1	14.2	14.6	14.7
2021 Est. Residential Population per Business	36.9	36.2	39.6	32.8	32.4	33.6