



Ballston Spa
Middle & High School
2,250 Students

ADIRONDACK
TRUST COMPANY
Above and Beyond™

SUNOCO

Speedway

TRUSTCO
BANK®

USA
GASOLINE

BSNB
BANK OF SOUTH NORTHERN NY

SITE
975 Route 67

Advance
Auto Parts

Additional
Development Area

DOLLAR GENERAL

ROUTES 67 & 50 | BALLSTON SPA, NY

3,500 SF FREESTANDING BUILDING

FORMER WELLNOW AVAILABLE | FOR LEASE



PROJECT DETAILS

BALLSTON SPA, NY • 3,500 SF AVAILABLE • FOR LEASE

PROPERTY HIGHLIGHTS

- New freestanding building constructed for WellNow Urgent Care.
- Location is surrounded by daily needs generators, the Ballston Spa middle & high school campus, and more than 800 new residential units.
- Located in Saratoga County, Ballston Spa lies on the west side of I-87, just 9 minutes from Exit 12.
- Ballston Spa & Malta have experienced major residential growth due to the presence of semiconductor manufacturer GlobalFoundries. The GlobalFoundries campus lies 3.5 miles east of Exit 12 and employs 3,500 people. The company was recently awarded more than \$1B in federal funding to upgrade and construct new facilities.
- Site is accessed from both Routes 67 & 50 with combined counts exceeding 26,000 cars per day.
- Building and monument signage available.
- Site is approved for additional development.

OFFERING SUMMARY

LEASE RATE	\$45.00 PSF NNN
BUILDING SIZE	3,500 SF (50'x70')

DEMOGRAPHICS

TOTAL POPULATION

1 MILE	3 MILES	5 MILES
2,880	16,198	45,939

DAYTIME POPULATION

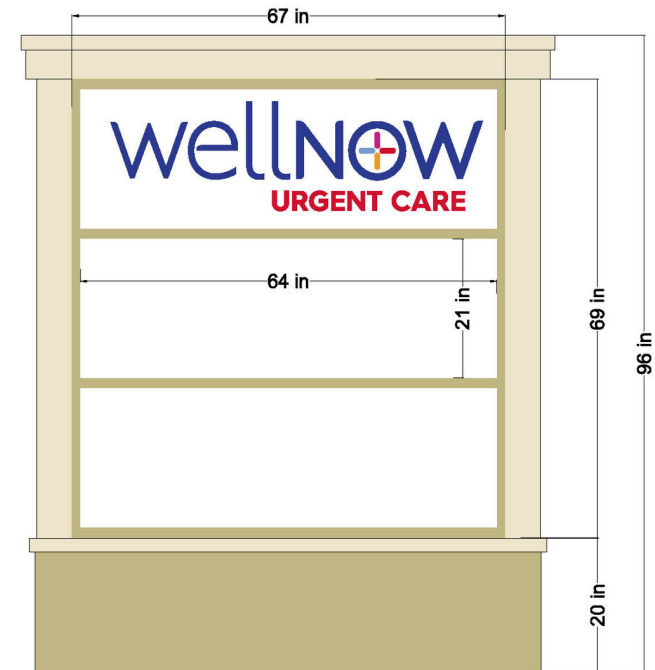
1 MILE	3 MILES	5 MILES
2,639	14,939	37,542

TOTAL HOUSEHOLDS

1 MILE	3 MILES	5 MILES
1,275	6,818	20,089

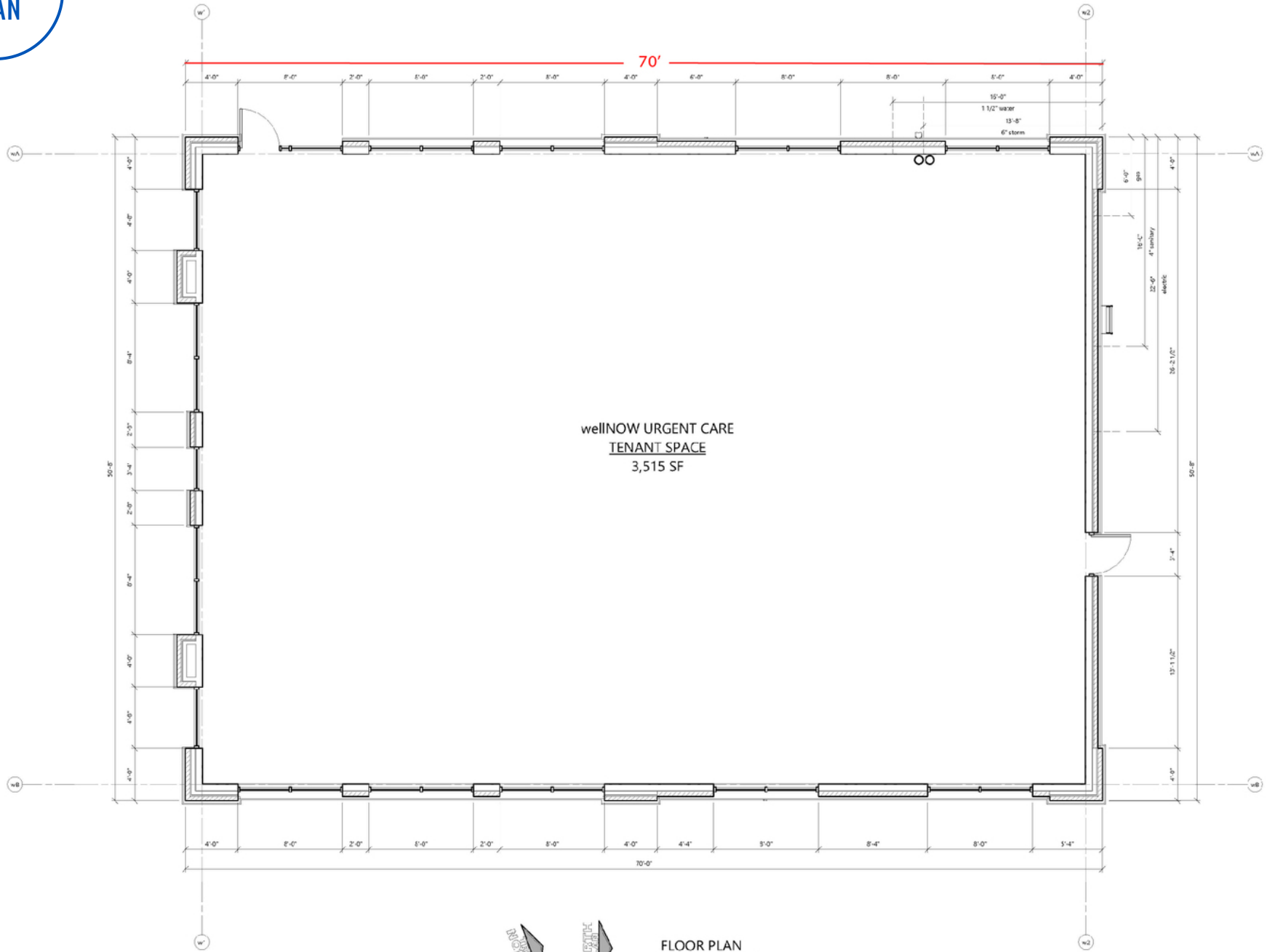
MEDIAN HH INCOME

1 MILE	3 MILES	5 MILES
\$78,447	\$83,891	\$91,139



FLOOR PLAN

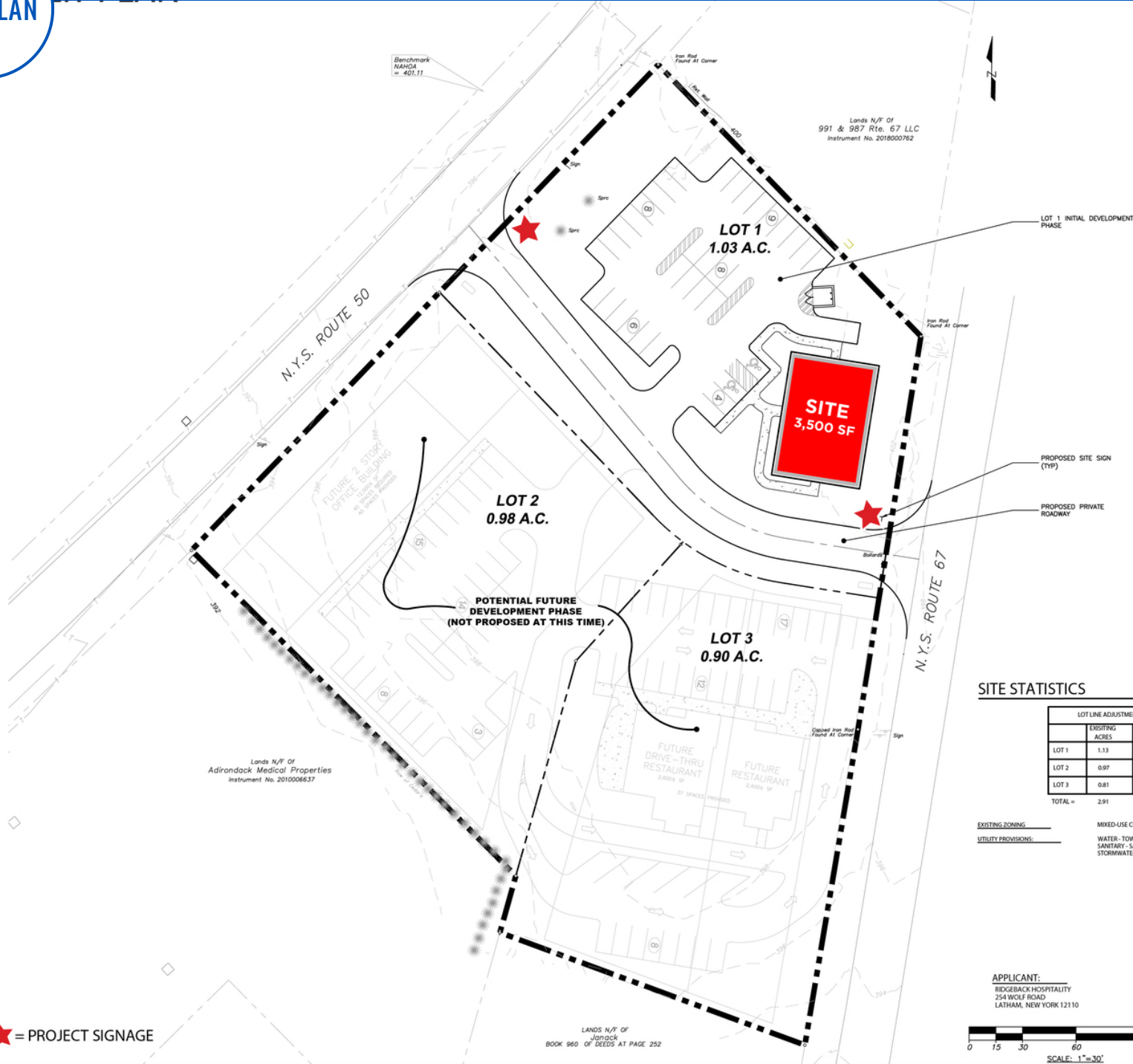
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FLOOR PLAN
SCALE: 1/4" = 1'-0"

SITE PLAN

975 ROUTE 67 • 3,500 SF AVAILABLE • FORMER WELLNOW

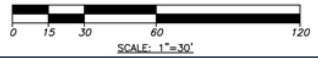


SITE STATISTICS

	LOT LINE ADJUSTMENT	
	EXISTING ACRES	PROPOSED ACRES
LOT 1	1.13	1.03
LOT 2	0.97	0.98
LOT 3	0.81	0.90
TOTAL =	2.91	2.91

EXISTING ZONING: MIXED-USE CENTER NORTH DISTRICT
 UTILITY PROVISIONS: WATER - TOWN OF BALLSTON WATER SYSTEM
 SANITARY - SARATOGA COUNTY SEWER DISTRICT
 STORMWATER - ON-SITE MITIGATION

APPLICANT:
 RIDGEBACK HOSPITALITY
 254 WOLF ROAD
 LATHAM, NEW YORK 12110



★ = PROJECT SIGNAGE

UNAUTHORIZED REVISIONS TO THIS PLAN SHALL BE VOID. ANY CHANGES TO THIS PLAN SHALL BE MADE BY THE ENGINEER OF RECORD. THE ENGINEER OF RECORD SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. ANY CHANGES TO THIS PLAN SHALL BE MADE BY THE ENGINEER OF RECORD. THE ENGINEER OF RECORD SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

ROUTE 50 & 67 SITE PLAN
 ROUTE 50, BALLSTON SPA, SARATOGA COUNTY, NEW YORK



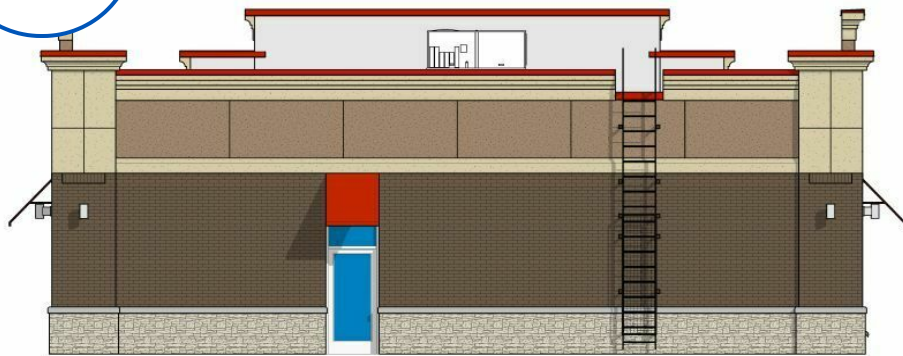
CONCEPTUAL MASTER PLAN

PROJ. NO: 894.01
 SCALE: AS SHOWN
 DATE: 4/7/21
 SHEET 3 OF 5

CM-1

ELEVATION

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NORTH ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISH KEY	
	METAL PANELED ALUMINUM FRAME AWNING BY TENANT AS SEPARATE SUBMITTAL COLOR: RED
	REFINISHED METAL COPING MFR: FIRESTONE UNIA-CLAD COLOR: REGAL RED
	PANELLED ELEMENT COLOR: SWISS BREVITY BROWN
	THERMALLY BROKEN ALUMINUM FRAME w/ INSULATED SPANDREL GLAZING • 60-3 - SEE AS SHEET(S) • CONFIRM FINAL LOCATIONS w/ TENANT INTERIOR DOCUMENTS PRIOR TO ORDERING
	THERMALLY BROKEN ALUMINUM FRAME w/ INSULATED GLAZING • SEE AS SHEET(S)
	IES-2 MFR: DRYVIT STYLE: OUTSULATION PLUS MD TEXTURE: SANDPBLE FINE COLOR: 382 TAMALE
	IES-1 MFR: DRYVIT STYLE: OUTSULATION PLUS MD TEXTURE: SANDPBLE FINE COLOR: 110 VAN DYKE
	MODULAR BRICK VENEER MFR: FINE HALL BRICK COLOR: BROWNS FERRY MORTAR: WESTERN LIME CORP W-11
	PRECAST CONCRETE SILL MFR: STONECAST COLOR: LIMESTONE MORTAR: WESTERN LIME CORP W-5
	STONE VENEER MFR: DU FICH QUALITY COLOR: SEVEN DRYSTACK MORTAR: WESTERN LIME CORP W-5

PRELIM wellNOW ELEVATIONS

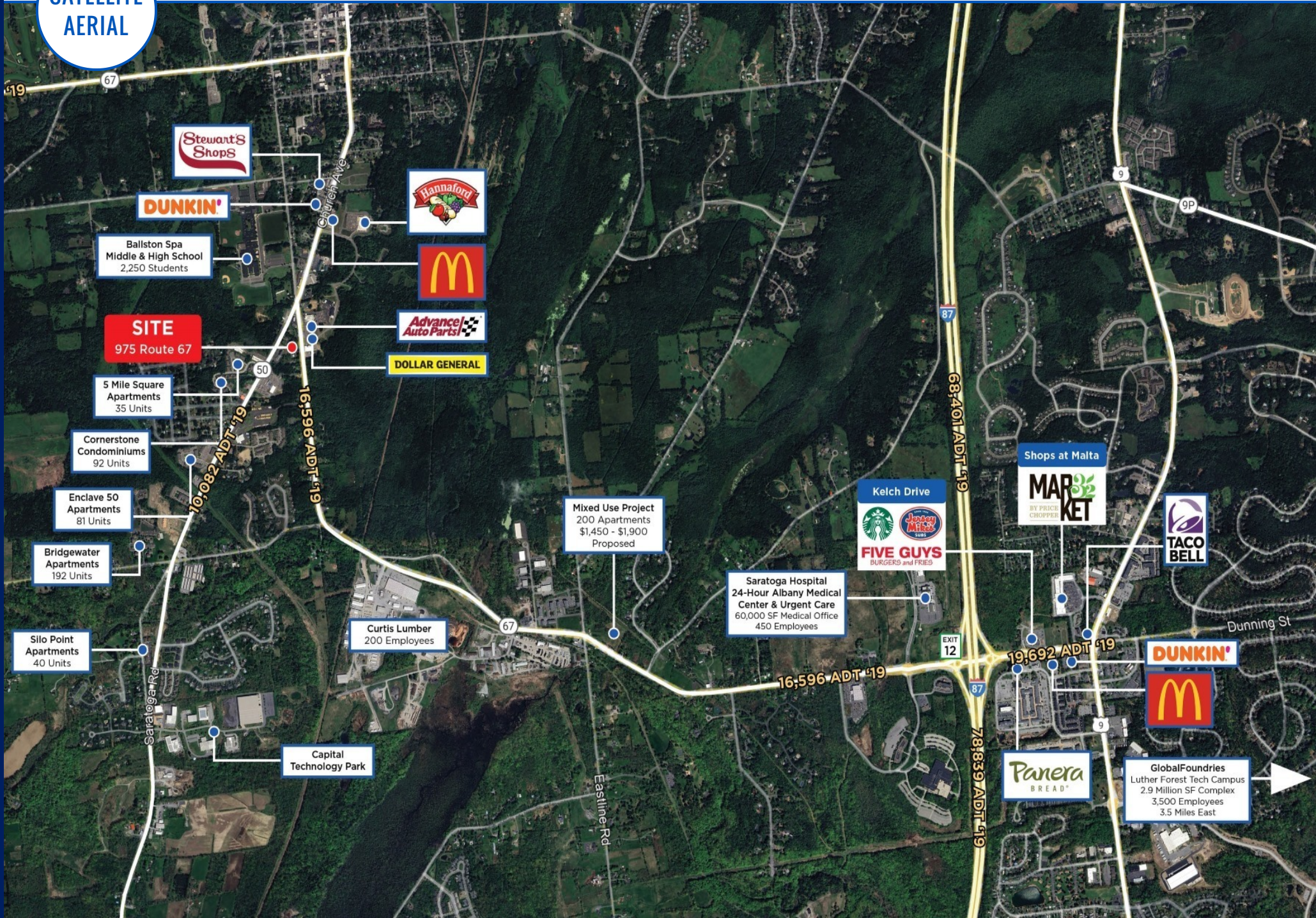
MIDLEVEL
AERIAL

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**SATELLITE
AERIAL**

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ROUTES 67 & 50 | BALLSTON SPA, NY

FREESTANDING BUILDING

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