

**Available Now - 4,540 sf - Retail or Office**

**Busy Plaza**  
Urban Setting  
**Saratoga County**

**4,540 sq ft retail or office suite  
with 45' 4" Frontage**

enclosed information on a turnkey medical office,  
easily adaptable for any retail, office, or medical use  
at a grocery anchored retail plaza

North Main St,  
North Central Ave,  
and Saratoga Ave  
all meet here  
combined traffic count:  
15,153 cars / day [\*19]

**7 Price Chopper Plaza**  
**Mechanicville, NY 12118**



signalized  
entrance

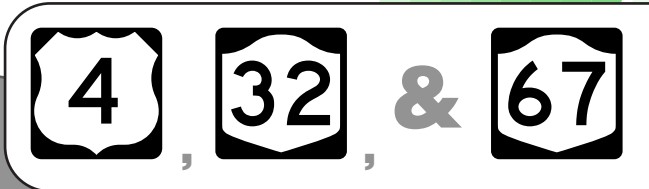
LL Management Contact:  
Eric Lerner  
Schuyler Companies  
596 New Loudon Rd, Latham, NY 12110  
[elerner@schuylercompanies.com](mailto:elerner@schuylercompanies.com)

NYS Principal Office Broker  
SCHUYLER BROKERAGE CORP  
Real Estate Broker  
License #10311201559

Anchored by the City's only supermarket:

	<p><b>DOLLAR GENERAL</b> Yummy Yummy Chinese Restaurant</p>	<p><b>TRUSTCO BANK</b> Your Hometown Bank Del's Wine &amp; Spirits</p>
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with sidewalks, great parking and direct traffic signal access



turnkey facility in 4,540 sq ft



Join this great line up at a traffic signal!



**DOLLAR GENERAL**

**Yummy Yummy**  
Chinese Restaurant

**Del's Wine & Spirits**

**Suite is 4,540 sf**  
**next to a high volume Price Chopper**  
**Dollar General, Trustco Bank**  
**and other conveniences**

**STORE  
SIGN**

**< 45' 4" Frontage >**

**Prominent facade**  
**existing build out is **turnkey** for nearly any use**



Available Now:

**Medical Office OR  
Retail Store**

**a near turnkey space for any use  
4,540 sq ft [45' 5" x 100']**

**7 Price Chopper Plaza, Mechanicville, NY 12118**



**SITE**

**Join this great line up at a traffic signal!**



**DOLLAR GENERAL**

**Yummy Yummy  
Chinese Restaurant**

**Del's Wine & Spirits**

**located between Stillwater and Mechanicville  
adjacent DeCresente Distributors and the new Moby Ricks**



**Price Chopper**

**DOLLAR GENERAL**

**TRUSTCO BANK**  
Your Hometown Bank

Available Now:

**Medical Office OR  
Retail Store**

**4,540 sq ft [45' 5" x 100']**

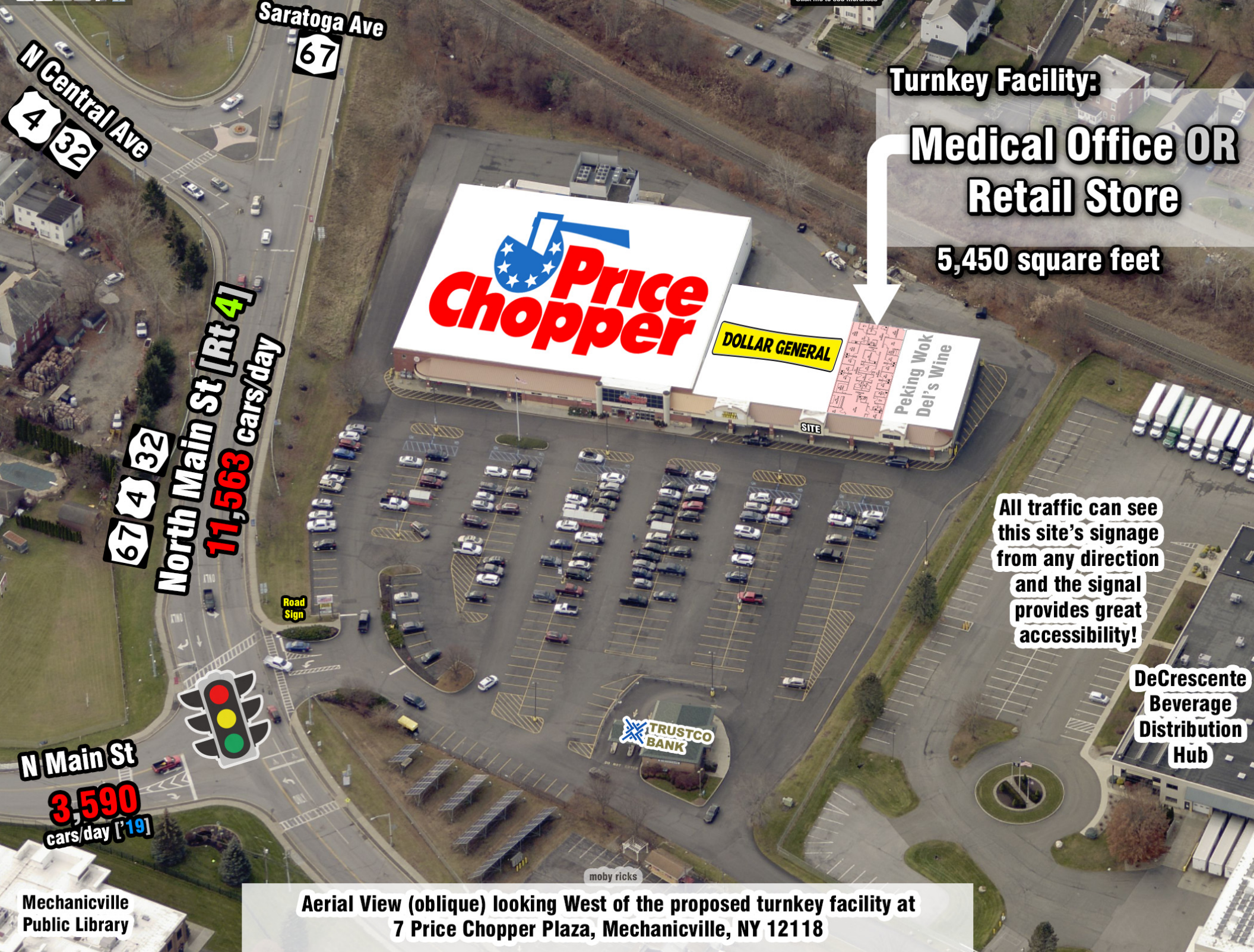
**Del's Wine & Spirits**

**Yummy Yummy  
Chinese Restaurant**

**SIGN**

**7 Price Chopper Plaza, Mechanicville, NY 12118**





**Turnkey Facility:**  
**Medical Office OR**  
**Retail Store**  
**5,450 square feet**

**All traffic can see**  
**this site's signage**  
**from any direction**  
**and the signal**  
**provides great**  
**accessibility!**

**DeCrescente**  
**Beverage**  
**Distribution**  
**Hub**

**N Central Ave**  
**4 32**

**Saratoga Ave**  
**67**

**North Main St [Rt 4]**  
**11,563 cars/day**  
**67 4 32**

**N Main St**  
**3,590**  
**cars/day [19]**

**Mechanicville**  
**Public Library**

**Aerial View (oblique) looking West of the proposed turnkey facility at**  
**7 Price Chopper Plaza, Mechanicville, NY 12118**

moby ricks



# Turning Point:

**200+ New Homes**

with 7 lots still to be developed



**SITE @ Price Chopper Plaza**  
**Available Now**  
**Office or Retail 4,540 SF**



**DOLLAR GENERAL**

Del's Wine

## "The Esplanade"

underway, apx. **200** units  
incl. a clubhouse, pool and  
spa, fitness center, lounge  
& city style amenities.



**Immediate Proximity to  
Dense Rooftops!** apx.  
**9,588 People in 2 Miles!**



### Park Plaza:



i'm lovin' it

Walgreens

**FAMILY  
DOLLAR**

SUBWAY

TD Bank

H&R BLOCK

& more !

**Advance  
AutoParts!**



Public  
School

CVS  
Pharmacy

*High Altitude Aerial View*  
**Oriented North of  
Mechanicville, NY**





**Price Chopper**  
Super Center

GROCERY  
PICKUP

**DOLLAR  
GENERAL<sup>®</sup>**

**4,540 SF**

**Del's**  
Wine & Spirits

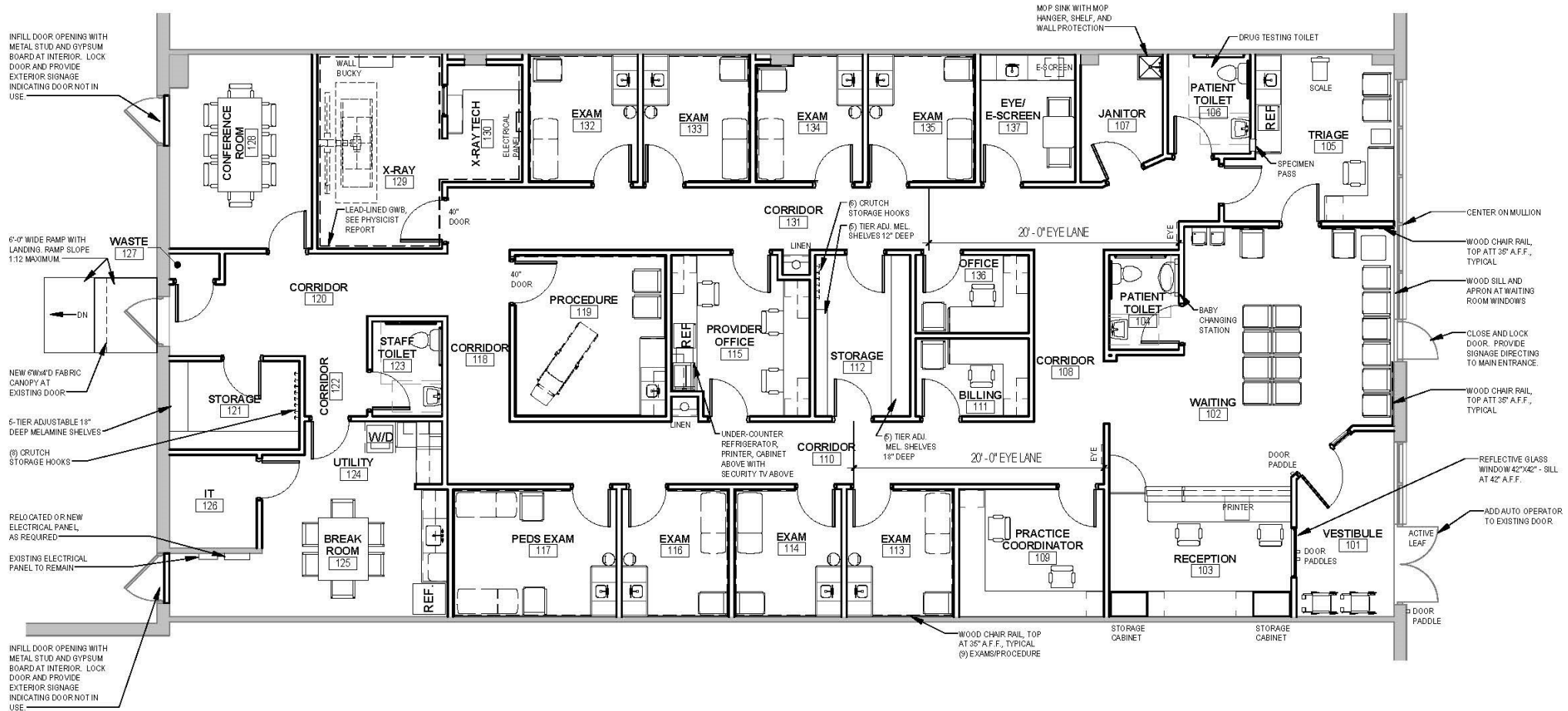
**Yummy Yummy**  
Chinese Restaurant



**TRUSTCO  
BANK**

**Signage  
with this  
Turnkey  
Facility:**

# Approximate Floorplan of the Existing Conditions 7 Price Chopper Plaza, Mechanicville, NY 12118





# Demographic Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections

Lat/Lon: 42.9104/-73.6854

<b>7 Price Chopper Plaza Mechanicville, NY 12118</b>	<b>2 Mile Radius</b>	<b>3 Mile Radius</b>	<b>5 Mile Radius</b>	<b>15 min drive time</b>	<b>20 min drive time</b>	<b>7 Mile Radius</b>
<b>Population</b>						
<b>2022 Est. Population</b>	<b>9,514</b>	<b>13,195</b>	<b>26,703</b>	<b>42,225</b>	<b>103,646</b>	<b>73,512</b>
2027 Projected Population	9,570	13,299	26,803	42,108	102,264	72,457
2020 Census Population	9,408	13,074	26,398	41,833	102,809	72,797
2010 Census Population	8,944	12,077	23,457	36,303	94,159	66,381
Projected Annual Growth 2022 to 2027	0.1%	0.2%	-	-	-0.3%	-0.3%
Historical Annual Growth 2010 to 2022	0.5%	0.8%	1.2%	1.4%	0.8%	0.9%
2022 Median Age	40.4	41.3	41.9	42.0	42.1	42.2
<b>Households</b>						
2022 Est. Households	4,205	5,688	11,292	18,418	44,383	31,410
2027 Projected Households	4,210	5,704	11,274	18,266	43,575	30,806
2020 Census Households	4,141	5,616	11,143	18,207	43,879	31,036
2010 Census Households	3,770	4,970	9,583	15,243	38,636	27,154
Projected Annual Growth 2022 to 2027	-	-	-	-0.2%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2022	1.0%	1.2%	1.5%	1.7%	1.2%	1.3%
<b>Income</b>						
<b>2022 Est. Average Household Income</b>	<b>\$89,314</b>	<b>\$91,715</b>	<b>\$108,173</b>	<b>\$107,436</b>	<b>\$107,916</b>	<b>\$111,486</b>
2022 Est. Median Household Income	\$71,771	\$78,331	\$90,318	\$90,594	\$92,050	\$93,776
2022 Est. Per Capita Income	\$39,624	\$39,644	\$45,800	\$46,904	\$46,251	\$47,671
<b>Education (Age 25+)</b>						
2022 Est. Elementary (Grade Level 0 to 8)	1.3%	1.3%	1.6%	2.3%	2.1%	2.2%
2022 Est. Some High School (Grade Level 9 to 11)	4.6%	5.0%	4.5%	4.5%	3.8%	3.7%
2022 Est. High School Graduate	31.3%	30.2%	27.5%	25.9%	23.2%	23.0%
2022 Est. Some College	18.3%	18.5%	16.7%	16.3%	15.3%	15.3%
2022 Est. Associates Degree Only	13.9%	13.8%	12.9%	12.4%	13.2%	12.9%
2022 Est. Bachelors Degree Only	18.6%	19.2%	21.0%	20.8%	23.5%	23.9%
2022 Est. Graduate Degree	12.0%	12.0%	15.8%	17.7%	18.9%	19.0%
<b>Business</b>						
2022 Est. Total Businesses	204	244	540	1,426	2,958	2,236
<b>2022 Est. Total Employees</b>	<b>1,857</b>	<b>2,278</b>	<b>5,532</b>	<b>15,000</b>	<b>33,891</b>	<b>24,168</b>
2022 Est. Employee Population per Business	9.1	9.3	10.2	10.5	11.5	10.8
2022 Est. Residential Population per Business	46.6	54.0	49.5	29.6	35.0	32.9