

# GLOVERSVILLE PLAZA

46 CHURCH ST, GLOVERSVILLE, NY 12078



0.5 ACRE OUTPARCEL

# LAND LEASE

**JABE**  
COMPANIES

👤 James Wilding Jr.  
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## DEMOGRAPHICS

## 1 MILE

## 3 MILE

## 5 MILE

### POPULATION

12,656

20,895

30,708

### HOUSEHOLDS

5,546

8,944

13,201

### AVERAGE HH INCOME

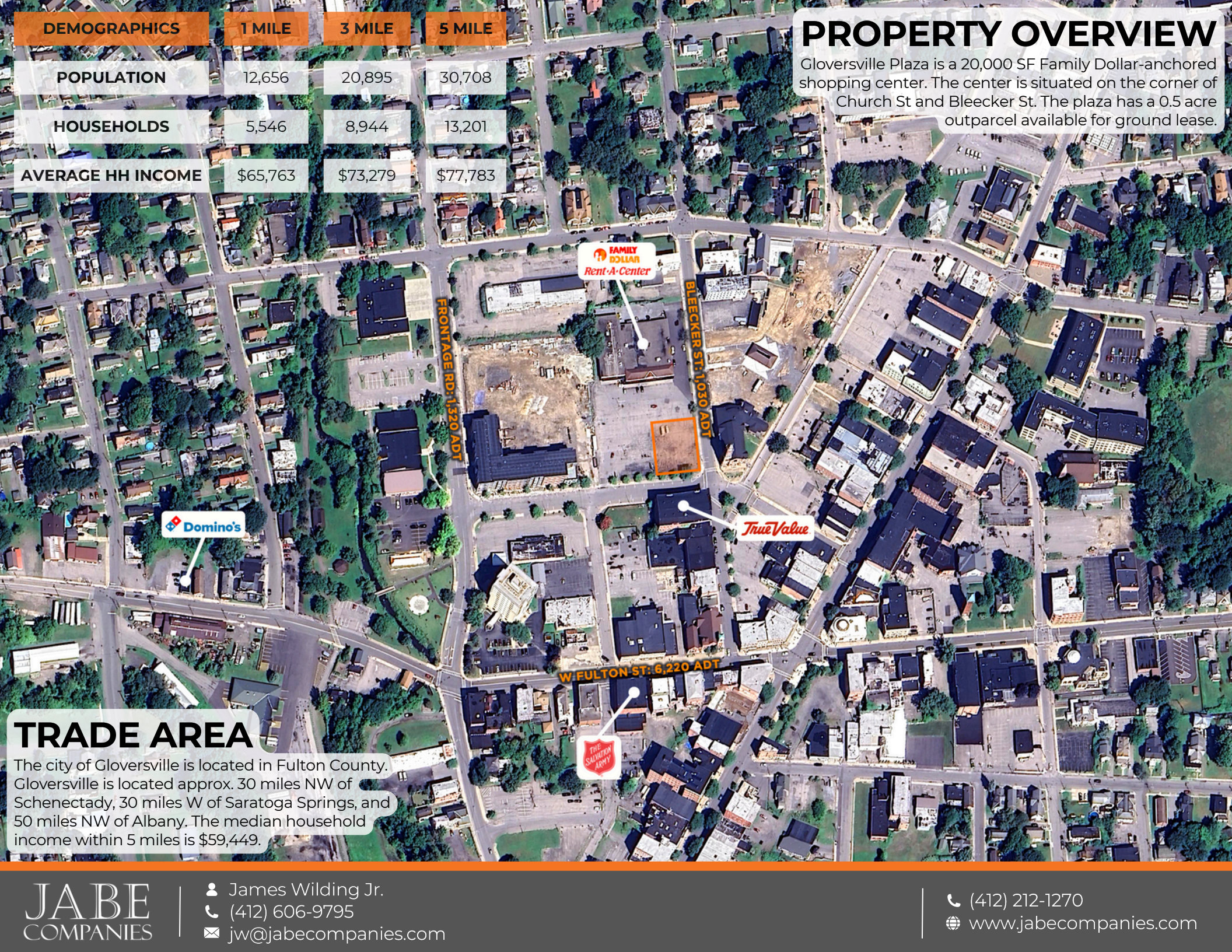
\$65,763

\$73,279

\$77,783

# PROPERTY OVERVIEW

Gloversville Plaza is a 20,000 SF Family Dollar-anchored shopping center. The center is situated on the corner of Church St and Bleecker St. The plaza has a 0.5 acre outparcel available for ground lease.



FAMILY DOLLAR  
Rent-A-Center

Domino's

True Value

THE SALVATION ARMY

FRONTAGE RD: 1,120 ADT

BLEECKER ST: 1,030 ADT

W FULTON ST: 6,220 ADT

## TRADE AREA

The city of Gloversville is located in Fulton County. Gloversville is located approx. 30 miles NW of Schenectady, 30 miles W of Saratoga Springs, and 50 miles NW of Albany. The median household income within 5 miles is \$59,449.

# RETAIL MARKET AERIAL



DOLLAR GENERAL  
Price Chopper

Runnings

DOLLAR GENERAL TRACTOR SUPPLY CO  
SUBWAY Advance Auto Parts BURGER KING

Walgreens M

DOLLAR TREE RITE AID

CVS pharmacy  
DUNKIN'

# JABE COMPANIES

COMMERCIAL REAL ESTATE

## LOCATIONS

### PITTSBURGH OFFICE

739 Washington Avenue  
Carnegie, PA 15106

### MORGANTOWN OFFICE

235 High Street, Suite 501  
Morgantown, WV 26505

## LISTING AGENTS



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## CONTACT US

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ACQUISITIONS  
& DISPOSITIONS

TENANT & LANDLORD  
REPRESENTATION

SITE SELECTION  
& DEVELOPMENT



Founded in 2001, Jabe Companies LLC has been working with prominent retailers and developers nationwide for over 20 years. Based out of Carnegie, just outside of Pittsburgh, Pennsylvania, Jabe Companies pairs cutting-edge technology with an old-school, boots-on-the-ground model.

Jabe Companies deals in acquisitions, dispositions, brokerage, site selection, consultation, and development. Our brokers and leasing agents strive to find the perfect solution for each and every unique client.

As a member of TCN Worldwide, Jabe Companies is part of an alliance of top independent brokerage firms serving more than 200 markets across the country, allowing our reach to expand far beyond just Western Pennsylvania.

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