



Ballston Spa
Middle & High School
2,250 Students

ADIRONDACK
TRUST COMPANY
Above and Beyond

SUNOCO

Speedway

TRUSTCO
BANK

USA
GASOLINE

50

67

BSNB
Ballston Spa National Bank

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

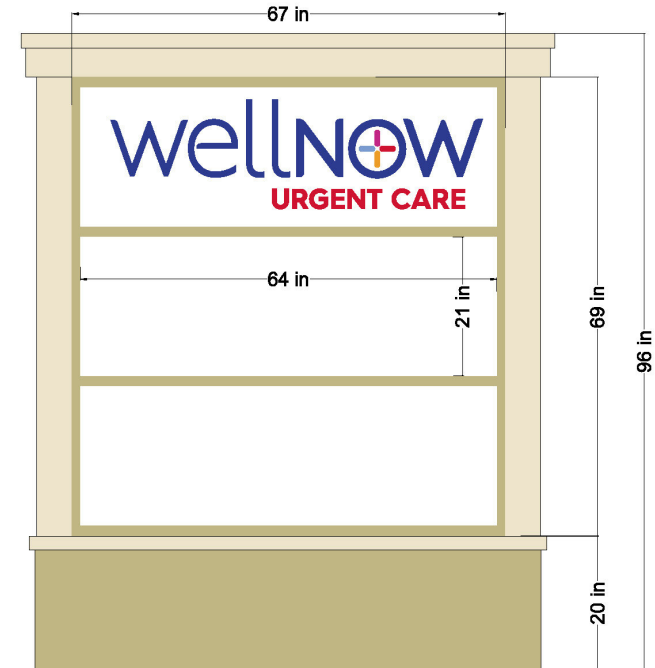
- New freestanding building constructed for WellNow Urgent Care.
- Location is surrounded by daily needs generators, the Ballston Spa Middle & High school campus, and more than 800 new residential units.
- Located in Saratoga County, Ballston Spa lies on the west side of I-87, just 9 minutes from Exit 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 2,500 people. The company was recently awarded more than \$1.5 billion 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
EXTRAS	CAM \$3.00 PSF Taxes \$2.49 PSF Insurance \$0.50 PSF (estimate)
BUILDING SIZE	3,500 SF (50'x70')

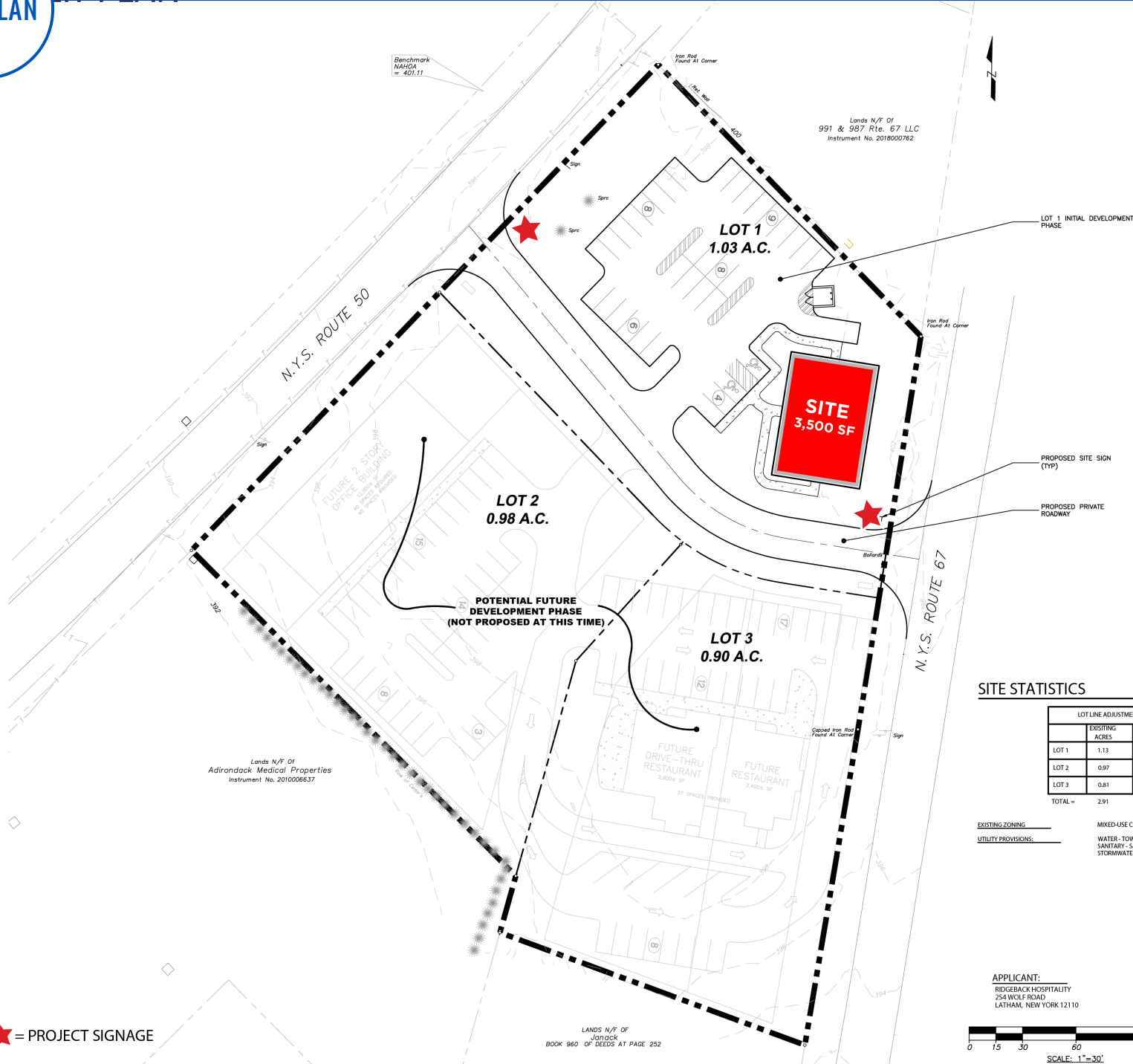
2024 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,388	16,630	47,055
DAYTIME POPULATION	3,718	15,971	39,398
TOTAL HOUSEHOLDS	1,530	7,055	20,670
MEDIAN HH INCOME	\$79,460	\$88,953	\$100,860



SITE PLAN

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



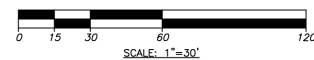
★ = PROJECT SIGNAGE

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



CONCEPTUAL MASTER PLAN

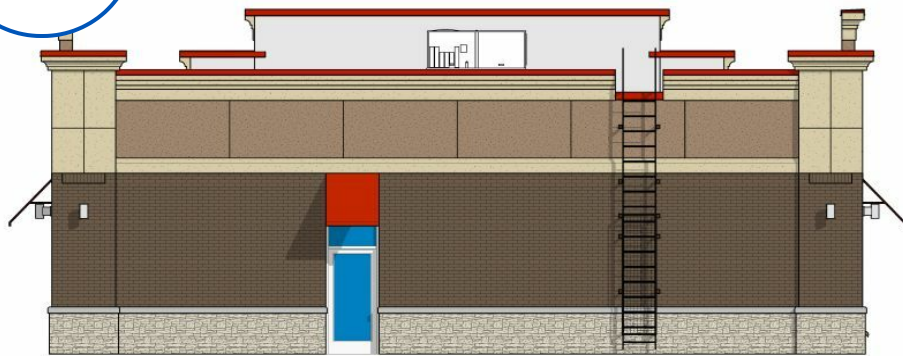
PROJ. NO: 894.01
 SCALE: AS SHOWN
 DATE: 4/7/21

CM-1
 SHEET 3 OF 5

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ROUTE 50 & 67 SITE PLAN
 ROUTE 50, BALLSTON SPA, SARATOGA COUNTY, NEW YORK
 DATE: _____ REVISION RECORD/DESCRIPTION: _____
LANSING ENGINEERING
 242 STATE ROUTE 207E, SUITE 101
 LATHAM, NY 12110-1520

ELEVATION

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



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 CORING MFR: FIRESTONE UNIA-CLAD COLOR: REGAL RED
	PAINTED 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: BU 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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