



LOUDEN ROAD & WEIBEL AVENUE | SARATOGA SPRINGS, NY

PAD SITE AVAILABLE

1.58 ACRES | FOR GROUND LEASE OR DEVELOPMENT

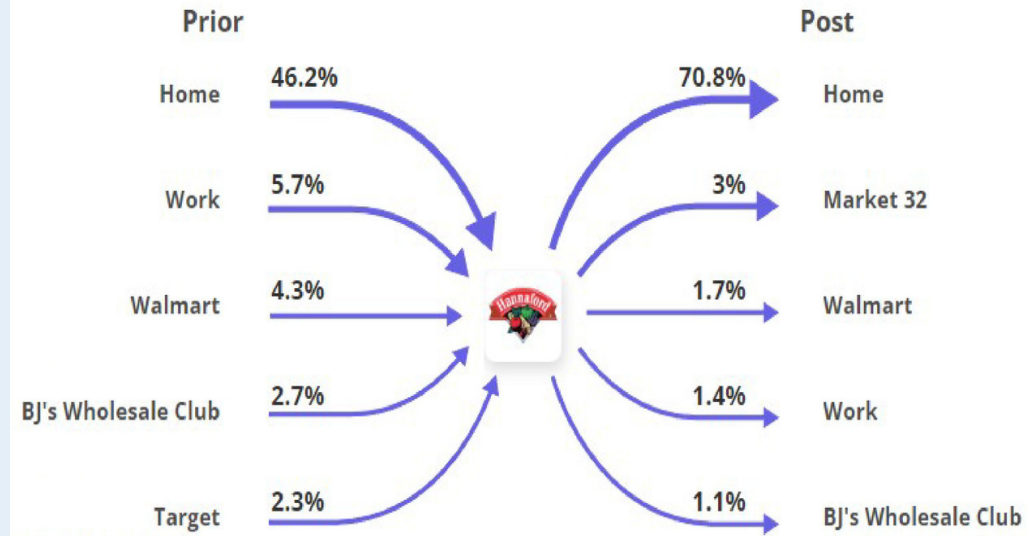


PROJECT DETAILS

SARATOGA SPRINGS, NY • 1.58 ACRES AVAILABLE • PAD SITE FOR GROUND LEASE OR DEVELOPMENT

PROPERTY HIGHLIGHTS

- 1.58 acre pad site available for ground lease or development at the corner of Louden Road & Weibel Avenue, off Route 50.
- Easy access from I-87 off Exit 15.
- Great positioning in front of Kohl's & Hannaford at the corner of a busy signalized intersection.
- The shopping center generated 1.24 million visits in the last 12 months, with an average dwell time of 34 minutes. (Placer.ai)
- Surrounded by 2 million square feet of national retailers, such as Target, Home Depot, Barnes & Noble, Walmart Supercenter & Lowe's.
- Located just 3 miles from Saratoga Race Course, which generates over 1 million tourists each season.
- Saratoga Springs is known for thoroughbred horse racing, mineral springs, boutiques, restaurants, and arts and entertainment venues. This historical and cultural center is located just 40 minutes north of Albany.
- Saratoga Springs generated \$588 million in direct tourism spending in 2022. (Albany County Convention & Visitors Bureau)



LEASE RATE

Call for Details

DEMOGRAPHICS

TOTAL POPULATION

1 MILE	3 MILES	5 MILES
3,414	30,159	46,321

TOTAL HOUSEHOLDS

1 MILE	3 MILES	5 MILES
1,664	13,358	20,227

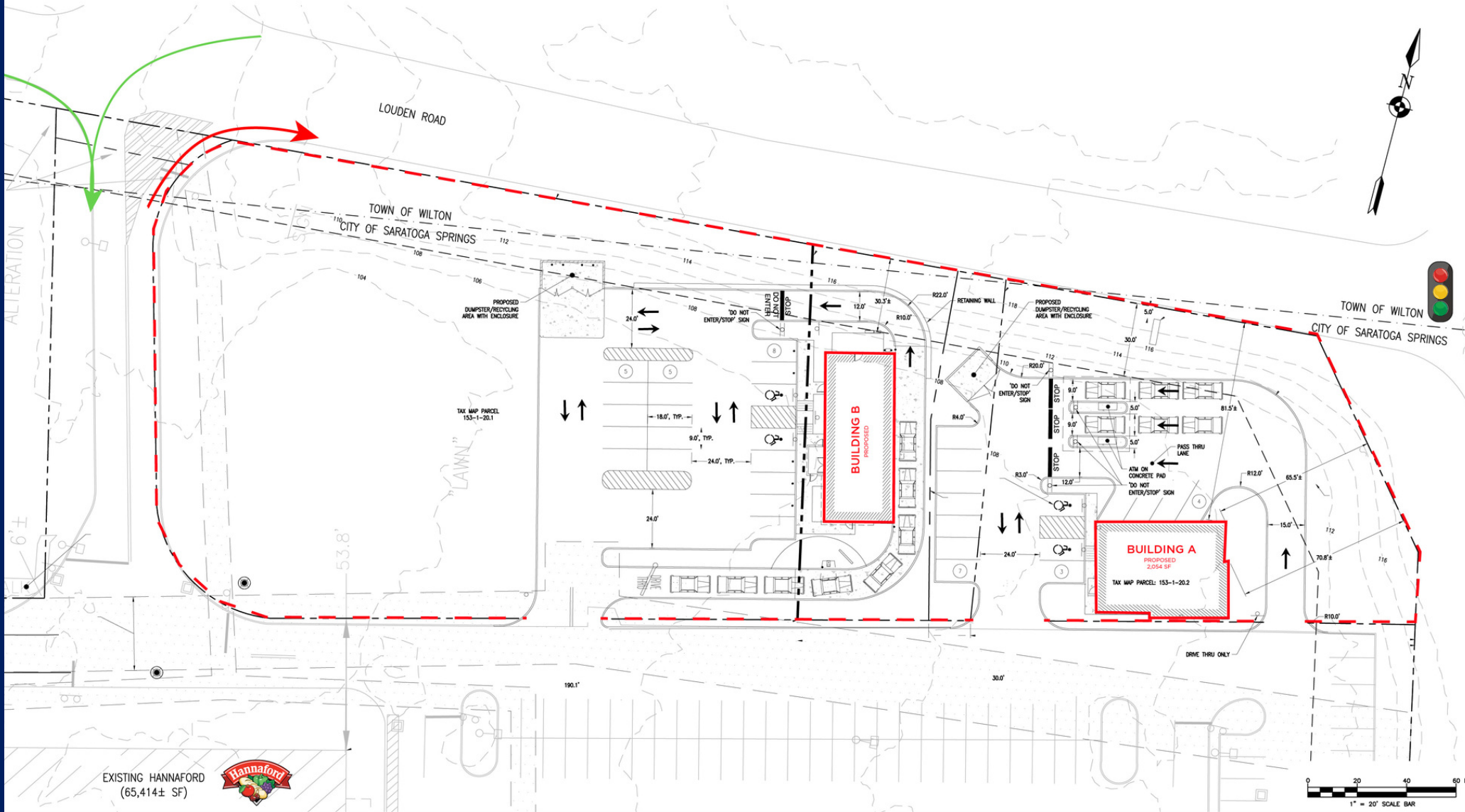
MEDIAN HH INCOME

1 MILE	3 MILES	5 MILES
\$107,335	\$89,101	\$89,060



CONCEPT PLAN

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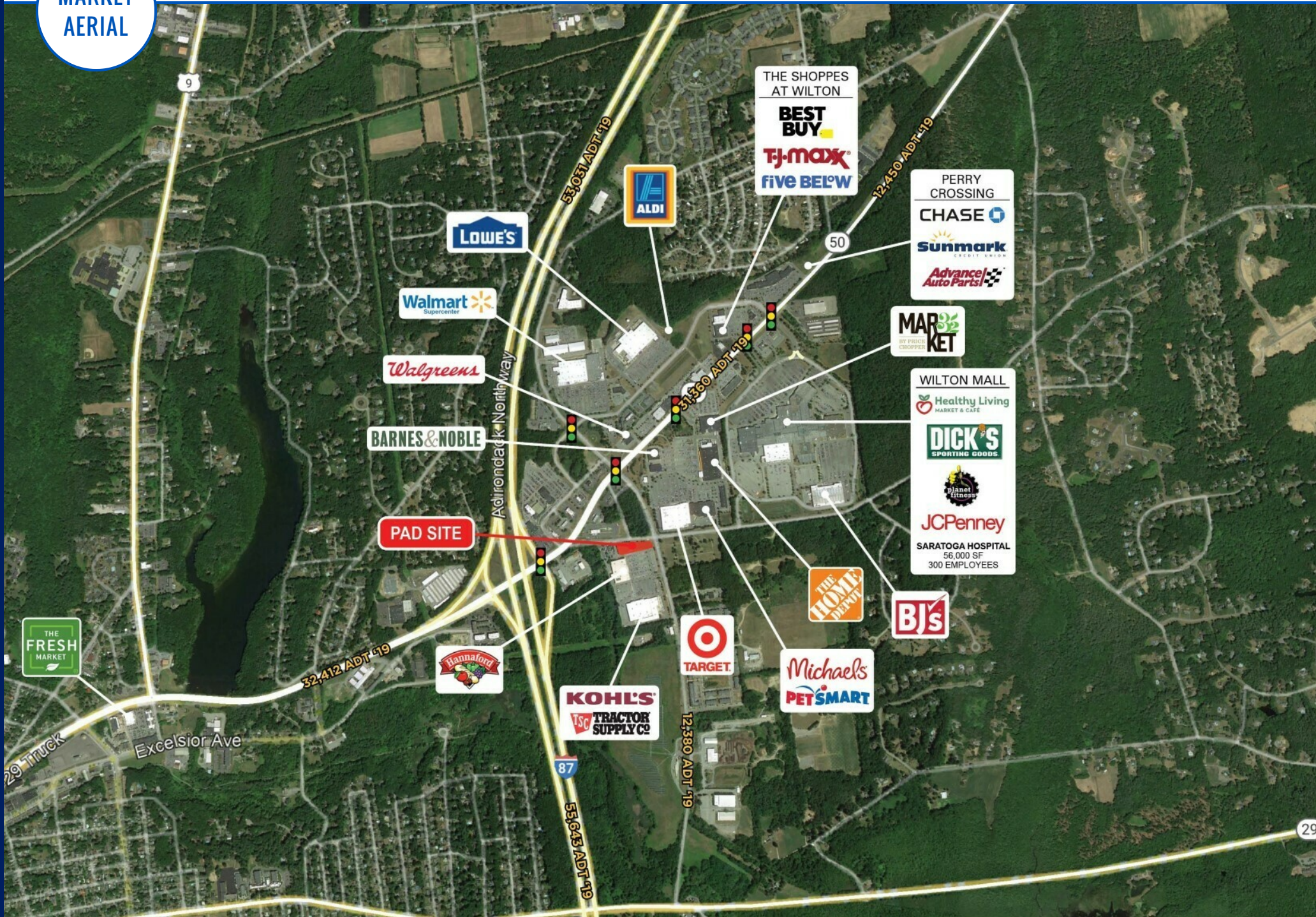


EXISTING HANNAFORD
(65,414± SF)



**MARKET
AERIAL**

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