

NEW CONSTRUCTION

VIA ROSSI ROAD

MULTI-TENANT RETAIL CENTER

FOR SALE OR LEASE

Pricing Upon Request

1B Via Rossi Way | Ballston Spa, NY 12020 | Saratoga County

Adjacent to Hannaford Supermarket • Flexible Multi-Tenant Layout • Drive-Thru Ready



Under Construction — Ballston Spa, NY | April 2026

31,334 SF

TOTAL BUILDING AREA

6.66 Acres

LOT SIZE

128

PARKING SPACES

2

BUILDINGS

50%

GREEN SPACE

PROPERTY OVERVIEW

- Brand new construction — never occupied
- Building 1: 18,848 SF (300' x 60') — divisible
- Building 2: 12,486 SF (200' x 60') — divisible
- Drive-thru lanes on both buildings
- Dedicated service lanes and loading areas
- Full municipal water & sewer connectivity
- Town of Ballston Spa approved & permitted
- ADA compliant — fully engineered & stamped

SITE DETAILS

- Zoning: Rossi Commercial Business P.U.D.D.
- Tax Map: 216.00-2-49
- Impermeable area: 3.35 acres
- Green space: 3.31 acres (50%)
- Max building height: 40 ft
- Parking ratio: 1 space per 300 SF
- LED site lighting throughout

INVESTMENT HIGHLIGHTS

- Directly adjacent to Hannaford Supermarket — built-in foot traffic anchor
- Saratoga County — one of fastest growing markets in Upstate New York
- Flexible subdivision — ideal for multi-tenant NNN leases
- Drive-thru capability suits QSR, pharmacy, banking, coffee
- Medical/wellness tenants welcome — medtail ready layout
- Shovel-ready with fully stamped & approved engineering plans
- Strong demographics along Route 67 / Malta corridor

IDEAL TENANT PROFILE

- Urgent care / medical office
- QSR / fast casual restaurant
- Coffee / drive-thru retail
- Specialty fitness / wellness
- Pharmacy / dental
- Professional services / financial
- Pet care / veterinary
- Childcare / enrichment

CAPRI INDUSTRIAL PARTNERS

CIP Commercial | 1122 Franklin Ave, Garden City, NY

Steve Davis

949-517-2251 | Steve@capriip.com

The information contained herein has been obtained from sources deemed reliable but has not been independently verified. All interested parties should conduct their own due diligence.