



EXCELLENT REDEVELOPMENT SITE

1.71± Acre Site with 1,500 SF Building

Property Highlights

- Located on Route 9, off Route 87
- Commuter route to and from South Glens Falls
- Former Sunoco with great signage
- Great fast food or restaurant location
- Two (2) curb cuts on Saratoga Road
- Area retailers include, Hannaford, Advance Auto Parts, Ace Hardware, Exxon, Dunkin
- Deed restricted for gas, convenience

Demographic	1 Mile	3 Miles	5 Miles
Population	1,147	7,466	28,787
Households	461	2,972	11,669
Average Income	\$84,065	\$90,552	\$86,971
Daytime Employees	240	880	7,066

Source: Sites USA/Applied Geographic Solutions 2021

Traffic Counts	
Saratoga Road	20,410 AADT
I-87 (south of Saratoga Rd)	53,392 AADT
I-87 (north of Saratoga Rd)	46,908 AADT

Source: NYS DOT 2019

For more information, please contact:

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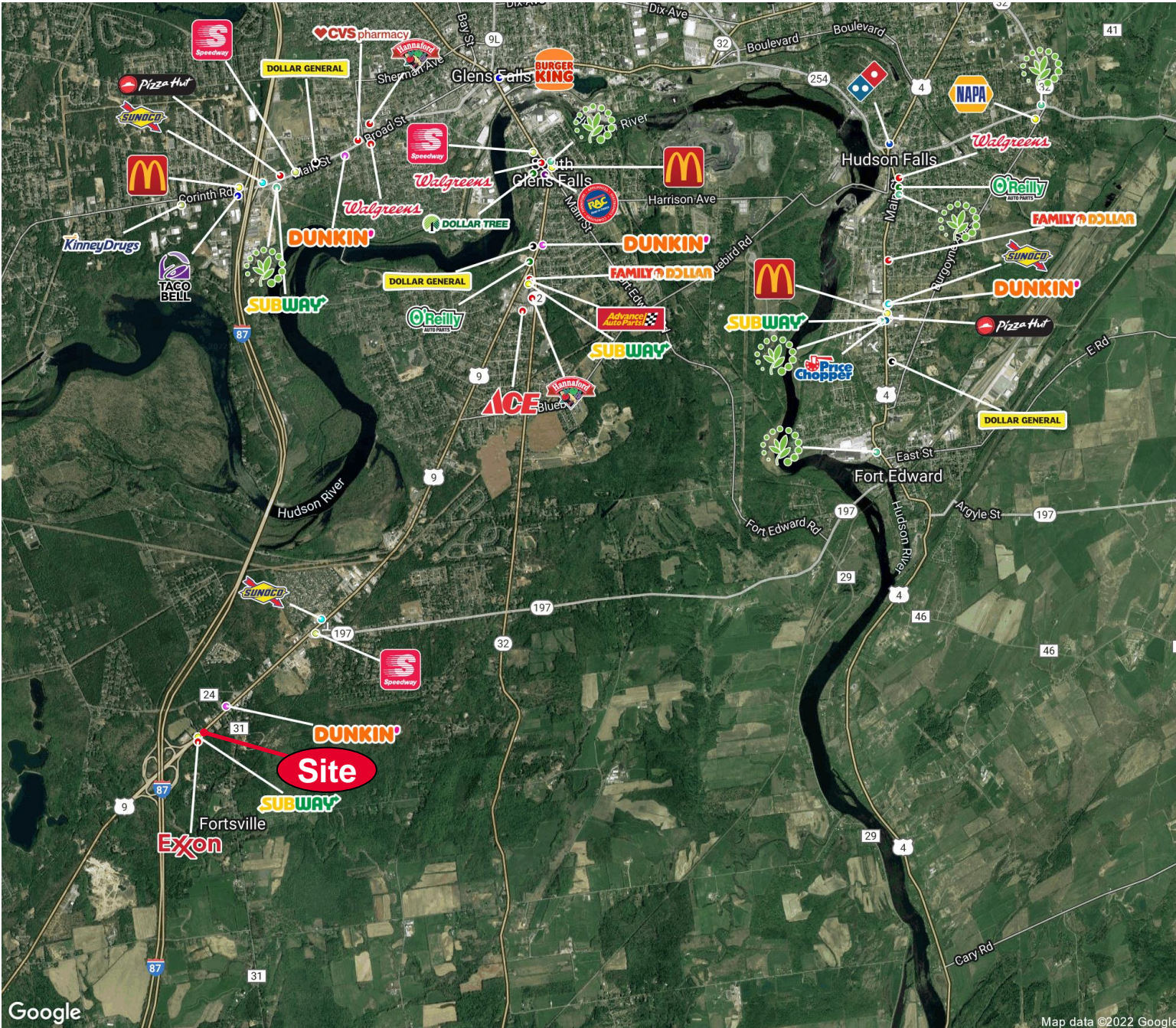
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FOR SALE

1288 Saratoga Road

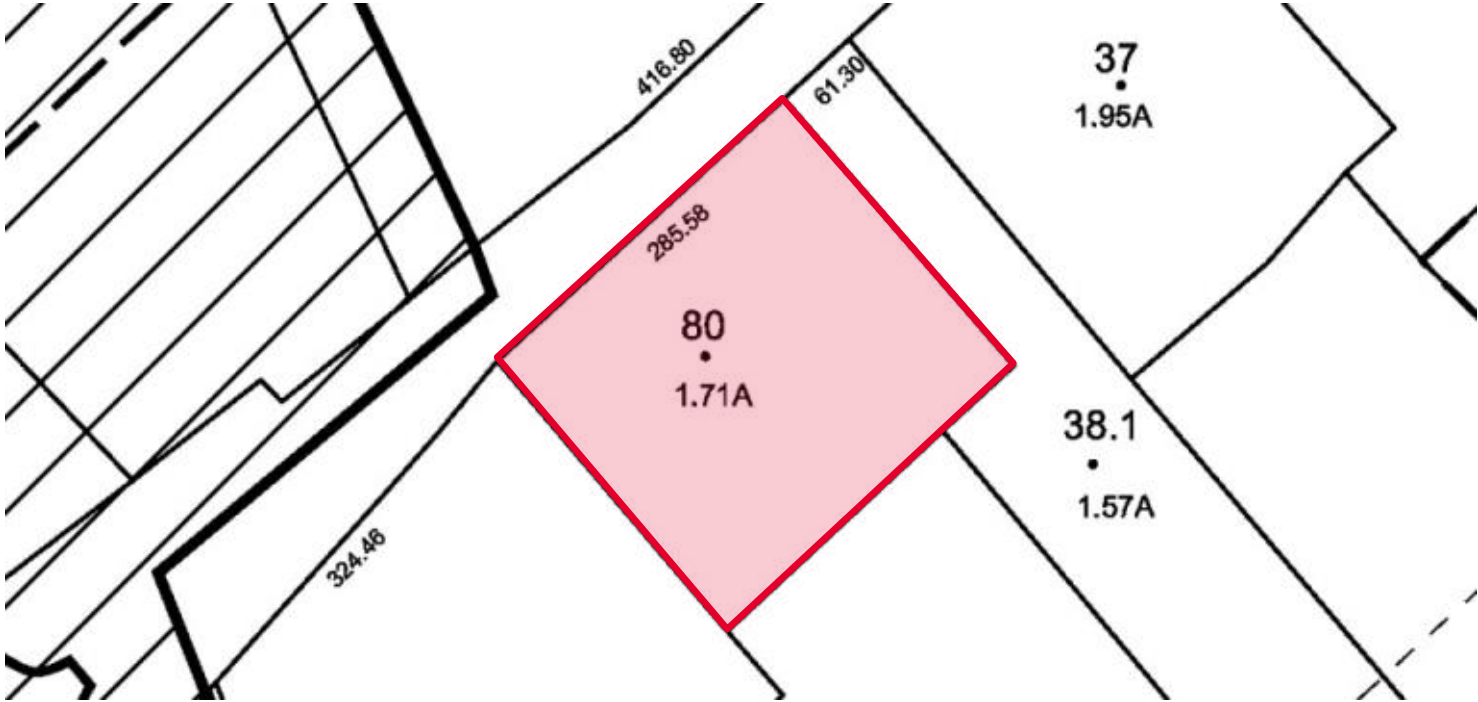
Gansevoort, New York 12831



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View of Property Looking South



Approximate plot lines, subject to verification of survey

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