

FOR SALE

1288 Saratoga Road
Gansevoort, New York 12831



Excellent Redevelopment Site

Price Reduced!

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 H.H. 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 Road)	53,392 AADT
I-87 (north of Saratoga Road)	46,908 AADT
Source: NYS DOT 2019	

Contact

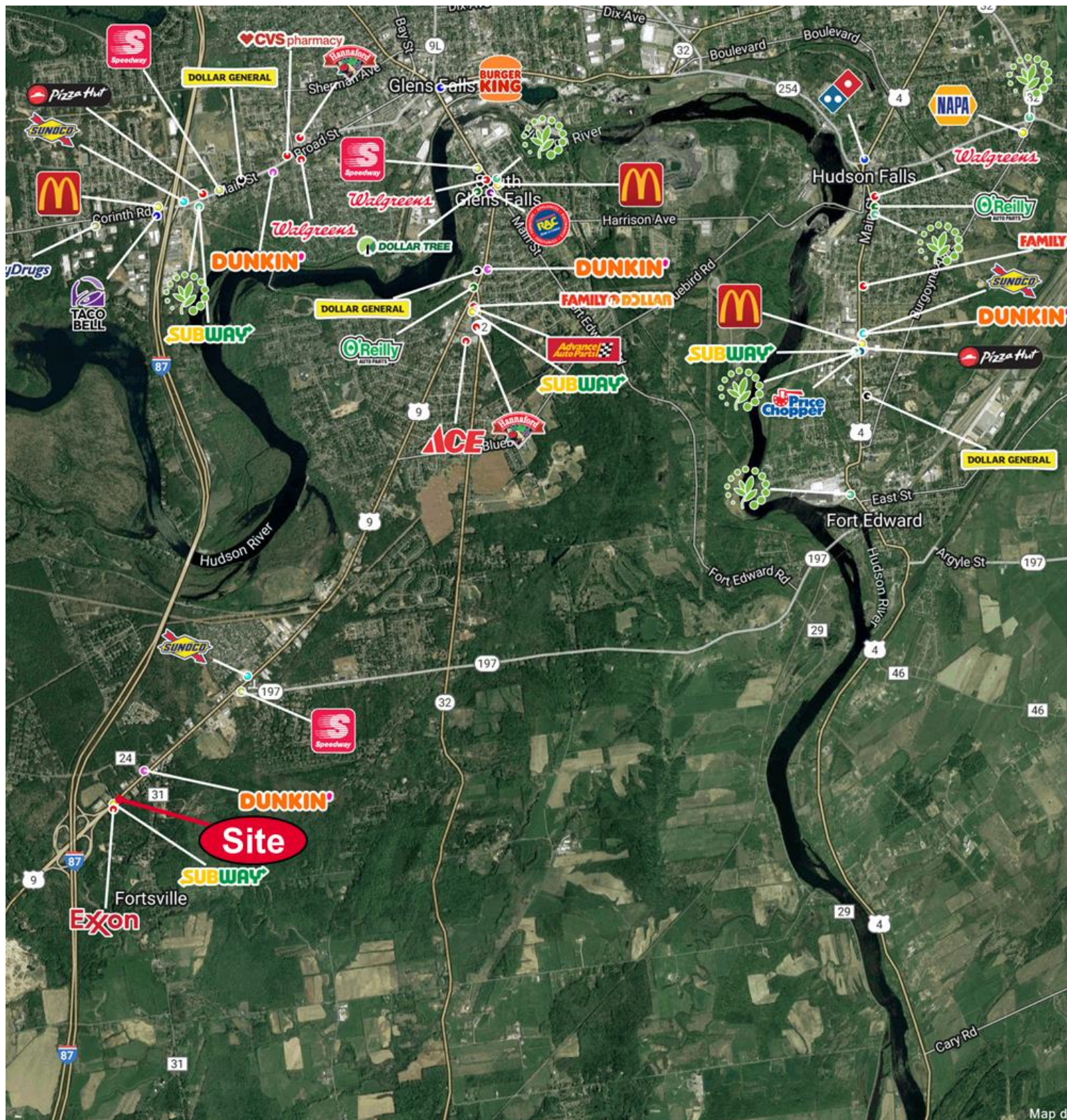
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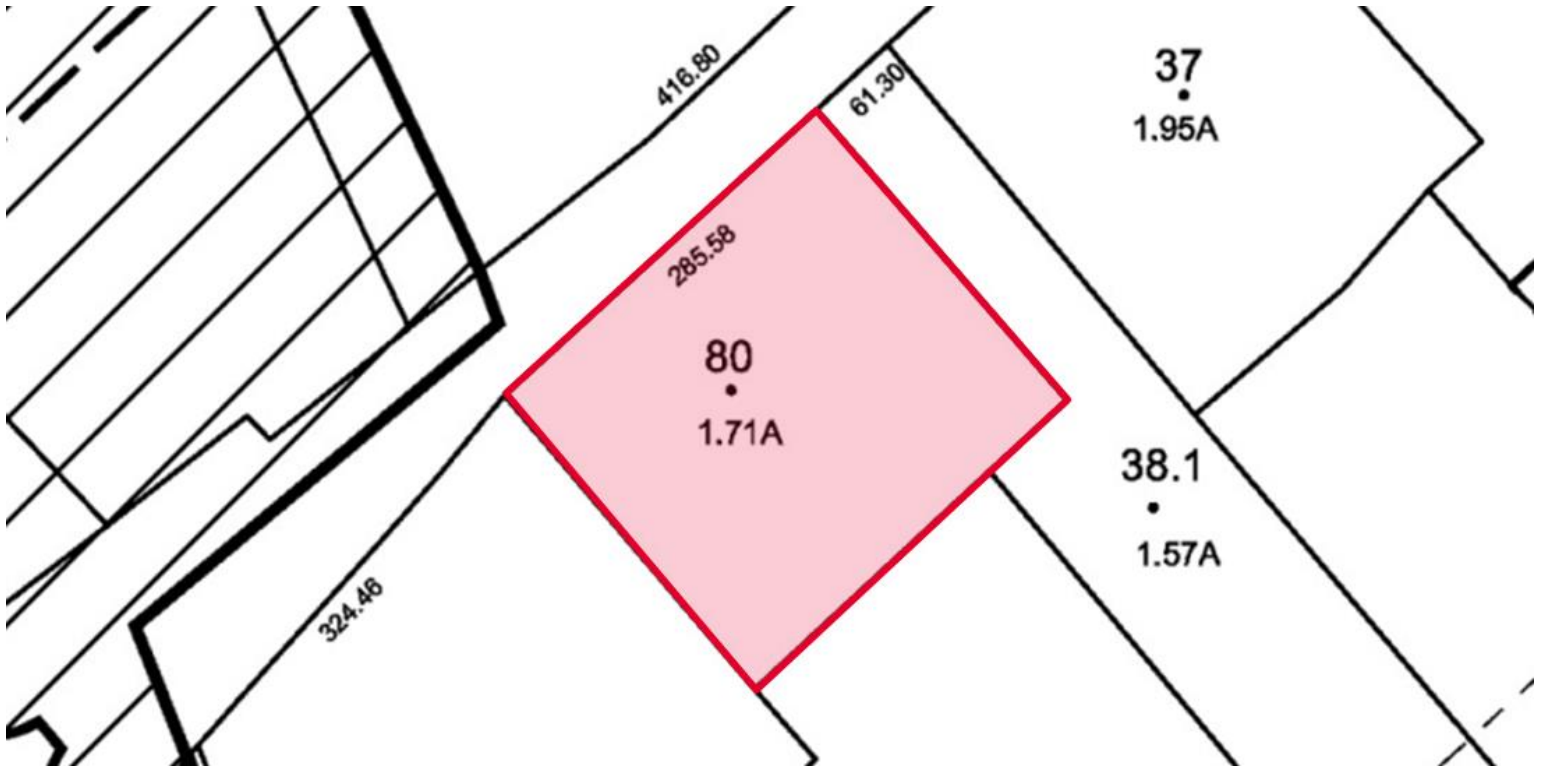


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View of Property Looking South

