

99-101 Freemans Bridge Road  
Glenville, New York 12302

**FOR SALE**  
**\$899,000**

**GROUND LEASE**  
**\$90,000/yr NNN**



The information contained herein has been given to us by the owner of the property or by other sources we deem reliable; we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

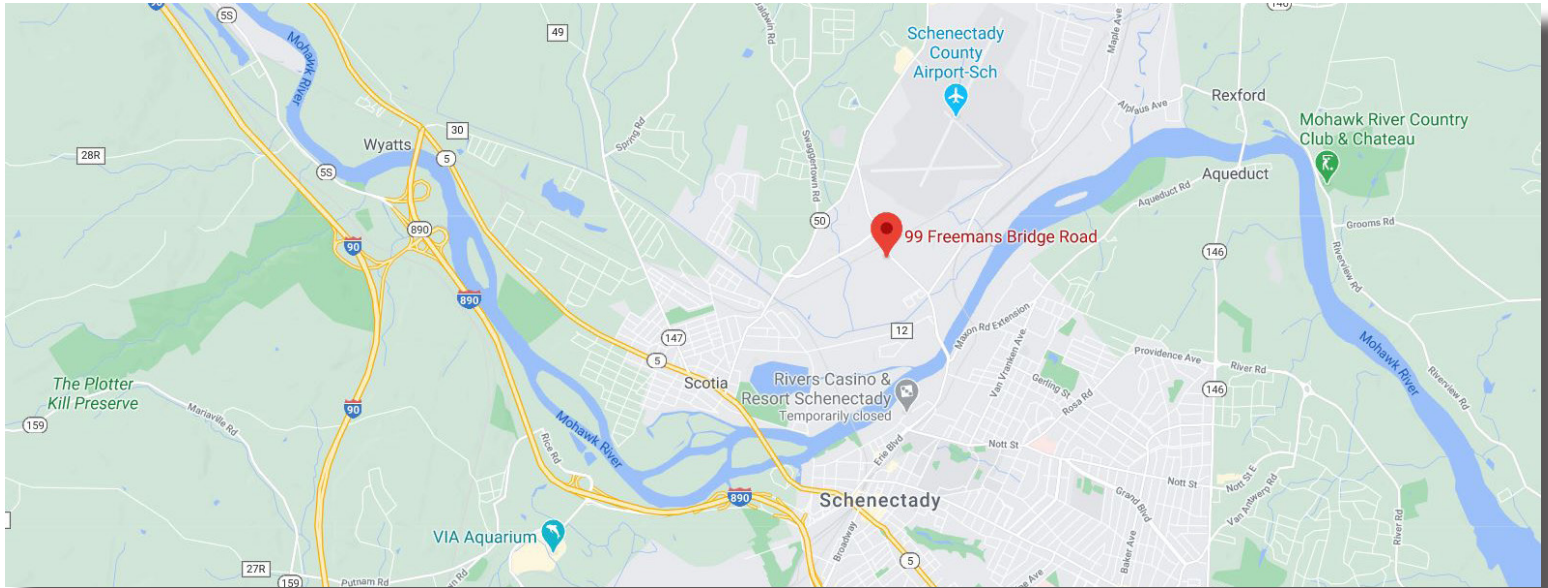
**William "Felton" McLaughlin, CCIM, SIOR** | Associate Broker  
+1 518 428 1164 | +1 518 465 1400 ext. 208 | felton@naiplatform.com

**Peter Korunkiewich** | Associate Broker  
+1 518 331 4424 | +1 518 465 1400 ext. 211 | peter@naiplatform.com

**NAIPlatform**

99-101 Freemans Bridge Road, Glenville, New York 12302

**FOR SALE:** \$899,000 **GROUND LEASE:** \$90,000 / YR NNN



## PROPERTY INFORMATION

Lot SF:	61,419
Zoning:	GB - General Business
Parcel:	1.41 Acres
Stories:	2
Building SF:	8,928
Water:	Municipal
Sewer:	Municipal
Frontage:	242'
Traffic (AADT):	12,235 cars per day
Curb cuts:	(2) Freemans Bridge Rd (1) Lowes access road

## PROPERTY HIGHLIGHTS

- Highly visible corner development lot at Lowe's stoplight on Freeman's Bridge Road
- Located at signalized intersection of Lowe's entrance
- By Right Permitted Uses: retail, office, hotel/motel, micro-breweries, recreation, daycare
- Conditional Use Permit: veterinary clinics, animal hospitals, and kennels
- Conditional Use Permit & Site Plan Review: restaurants, food services, taverns, nightclubs, automobile dealers, and gas stations

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	2,647	70,337	135,862
HOUSEHOLDS	1,197	28,191	55,484
2020 AVERAGE INCOME	\$89,984	\$75,478	\$81,720
2025 AVERAGE INCOME	\$95,289	\$81,907	\$89,147

**William "Felton" McLaughlin, CCIM, SIOR** | Associate Broker  
+1 518 428 1164 | +1 518 465 1400 ext. 208 | felton@naiplatform.com

**Peter Korunkiewich** | Associate Broker  
+1 518 331 4424 | +1 518 465 1400 ext. 211 | peter@naiplatform.com