


FOR SALE

1.71± ACRES 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: ESRI Business Analyst 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

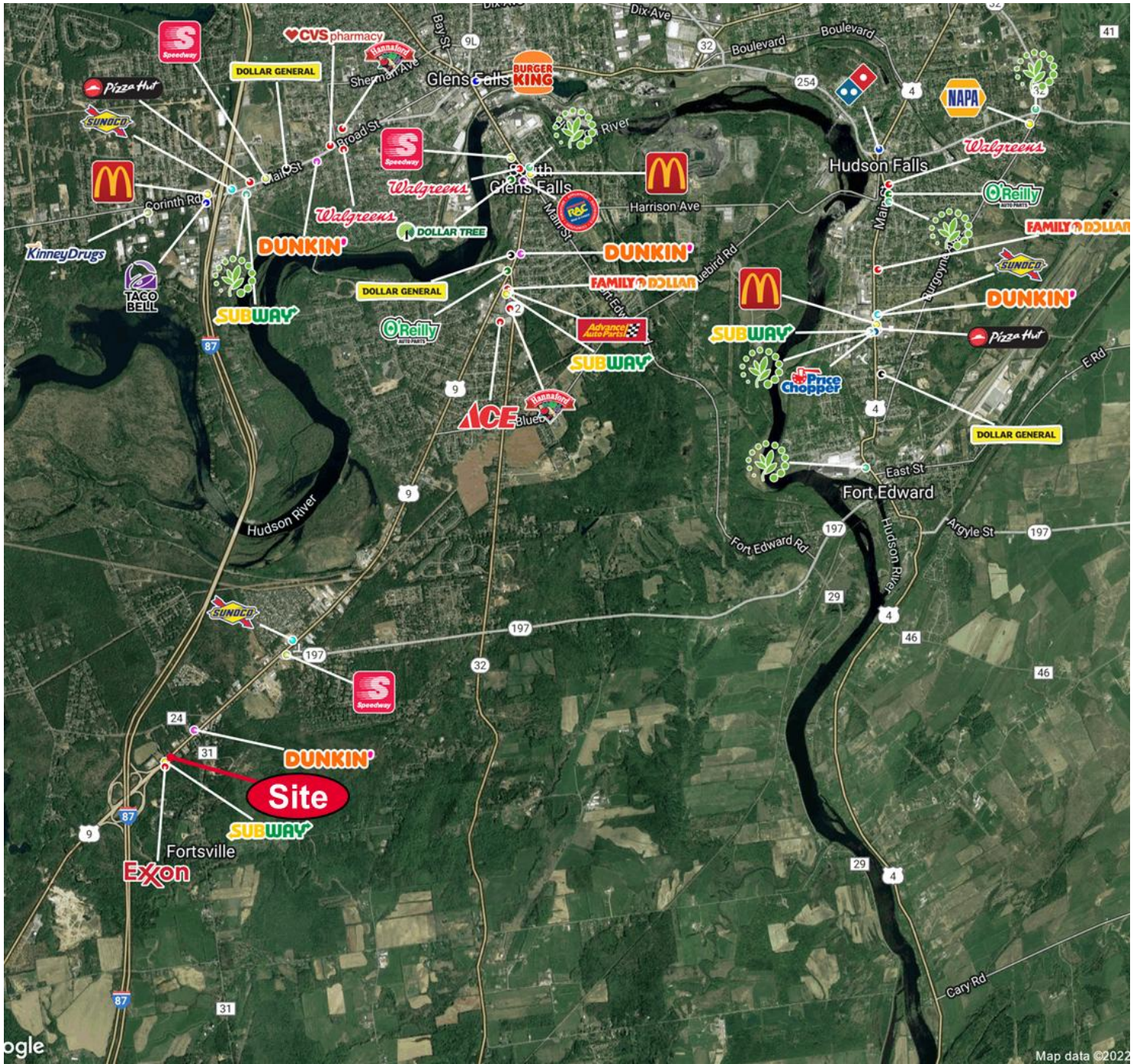
Source: NYS DOT 2019

EXCLUSIVE CONTACT

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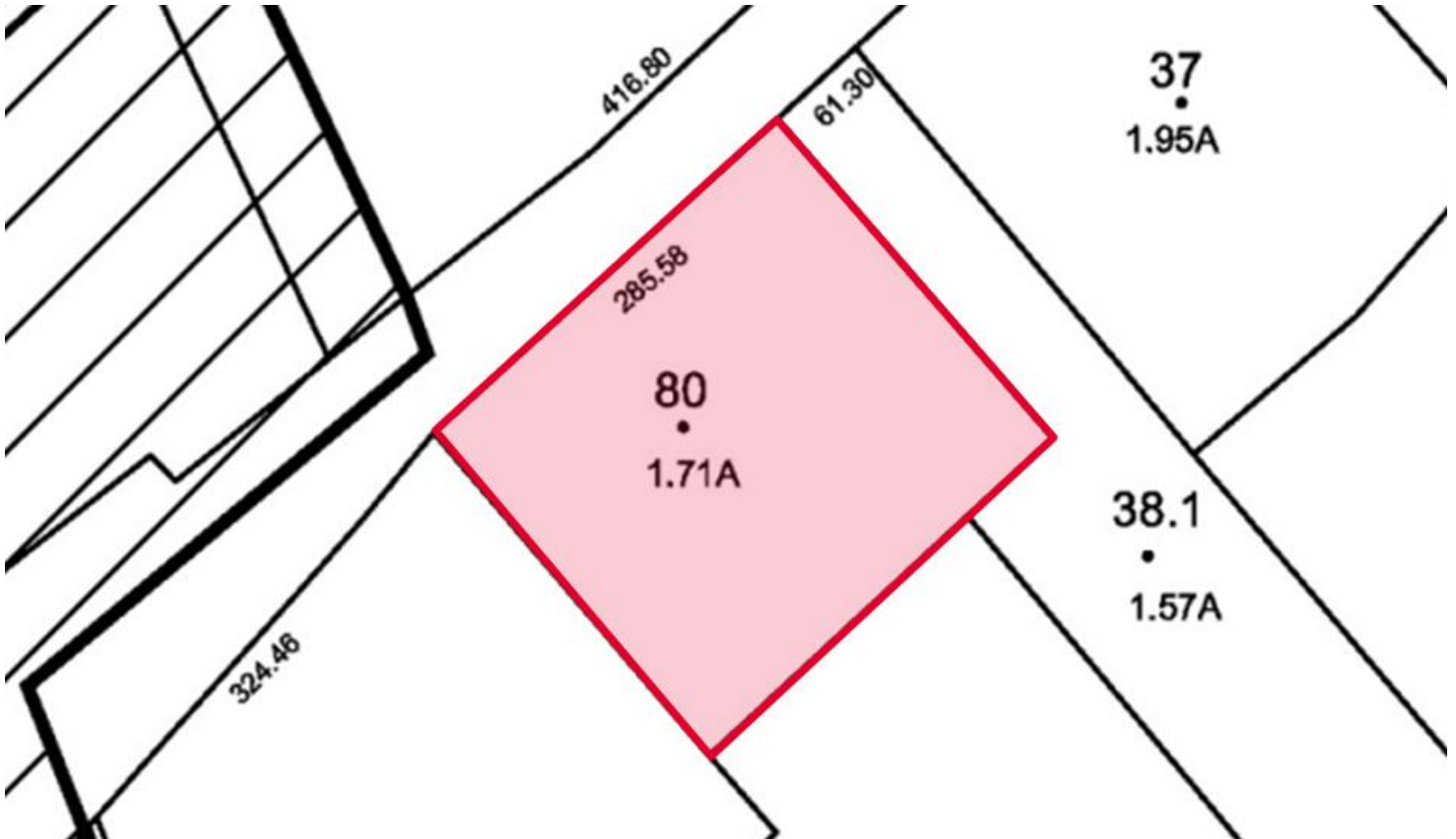


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Company

**1288 Saratoga Road
Gansevoort, New York 12831**



View of Property Looking South



Approximate plot lines, subject to verification of survey

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