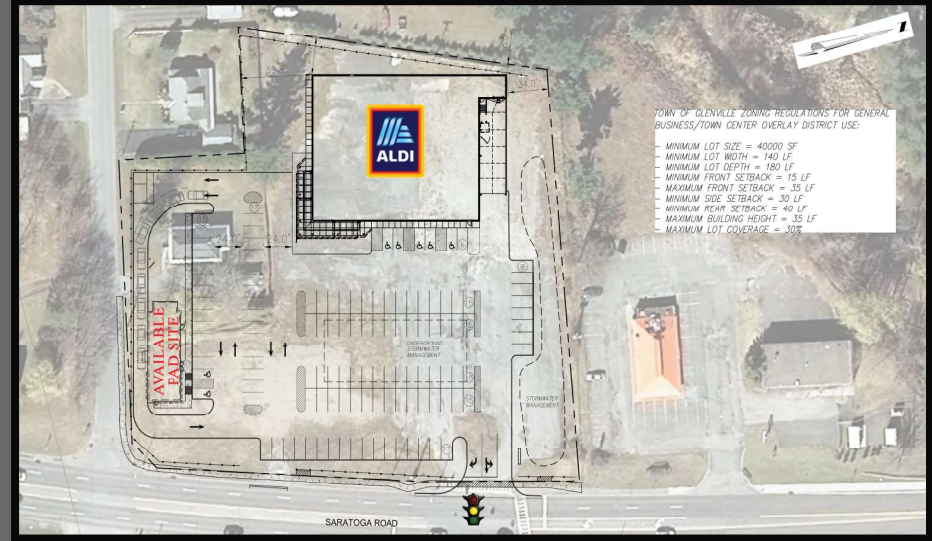


# PAD SITE AVAILABLE 303 SARATOGA ROAD GLENVILLE, NEW YORK



TOWN OF GLENVILLE ZONING REGULATIONS FOR GENERAL BUSINESS/TOWN CENTER OVERLAY DISTRICT USE:

- MINIMUM LOT SIZE = 40000 SF
- MINIMUM LOT WIDTH = 140 LF
- MINIMUM LOT DEPTH = 180 LF
- MINIMUM FRONT SETBACK = 15 LF
- MAXIMUM FRONT SETBACK = 35 LF
- MINIMUM SIDE SETBACK = 30 LF
- MINIMUM REAR SETBACK = 40 LF
- MAXIMUM BUILDING HEIGHT = 35 LF
- MAXIMUM LOT COVERAGE = 30%

Join Aldi Supermarket at this newly developed site located in the heart of Glenville, New York's retail corridor. Glenville is located in Schenectady County due west of Clifton Park.

This 3/4 of an acre pad site can accommodate a drive thru. Site is located at a signalized intersection directly across the street from Price Chopper, Planet Fitness and Dollar Tree.

20,131 AADT, up 5,100 cars per day since 2012 count.

Another project by one of the Capital Region's leading developers, Burke Companies.

Asking: \$75,000 NNN "AS IS" Ground Lease



Exclusive Leasing Agents:  
TITAN Commercial Realty Group LLC  
40 Beaver Street, 5th Floor  
Albany, New York 12207  
O: (518) 400-0668 F: (518) 400-0668  
www.titancommercialrealtygroup.com  
NYS Licensed Real Estate Broker  
HELPING BUILD EMPIRES ONE DEAL AT A TIME™  
NYS Fair Housing Notice: [https://www.dos.ny.gov/licensing/re\\_broker/re\\_broker.html](https://www.dos.ny.gov/licensing/re_broker/re_broker.html)

Contact:

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**PAD SITE AVAILABLE  
303 SARATOGA ROAD  
GLENVILLE, NEW YORK**

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile	10 Mile
Population	4,255	22,749	81,913	249,107
Avg HH Income	\$87,575	\$91,479	\$76,323	\$86,332
Median Age	45.7	44.1	38.9	40.5
Businesses	172	789	3,395	9,186
Employees	2,863	9,804	54,079	121,167

