

TITAN COMMERCIAL REALTY GROUP LLC



PROUDLY PRESENTS:
1525 CRESCENT ROAD
CLIFTON PARK, NEW YORK 12065
SARATOGA COUNTY

Prime Retail Opportunity on Bustling Main Road
9 Acre Development Site - Grocery Anchor with 4 Pad Sites
I-87 Exit 8

FOR RENT

DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE	4 MILE
POPULATION	5,112	15,658	32,051	86,718
AVERAGE HH INCOME	\$111,243	\$146,620	\$150,454	\$140,499
MEDIAN AGE	42.2	41.6	42.0	42.2
BUSINESSES	93	381	1,021	3,033
EMPLOYEES	785	3,441	9,623	36,307

QUICK FACTS

- APPROXIMATELY 9 ACRES
- GROUND UP, RETAIL DEVELOPMENT SITE
- ANCHOR POSITION AND FOUR PAD SITES AVAILABLE
- GROUND LEASE OR BUILD TO SUIT FOR CREDIT TENANTS
- PYLON SIGNAGE
- 2025 DELIVERY
- ASKING PRICE – CALL FOR DETAILS
- LOCATED ON SOUTHBOUND OFF-RAMP, EXIT 8 OF I-87



TITAN
COMMERCIAL
REALTY
GROUP LLC

VIDEO TOUR



1525 Crescent Road, Clifton Park NY

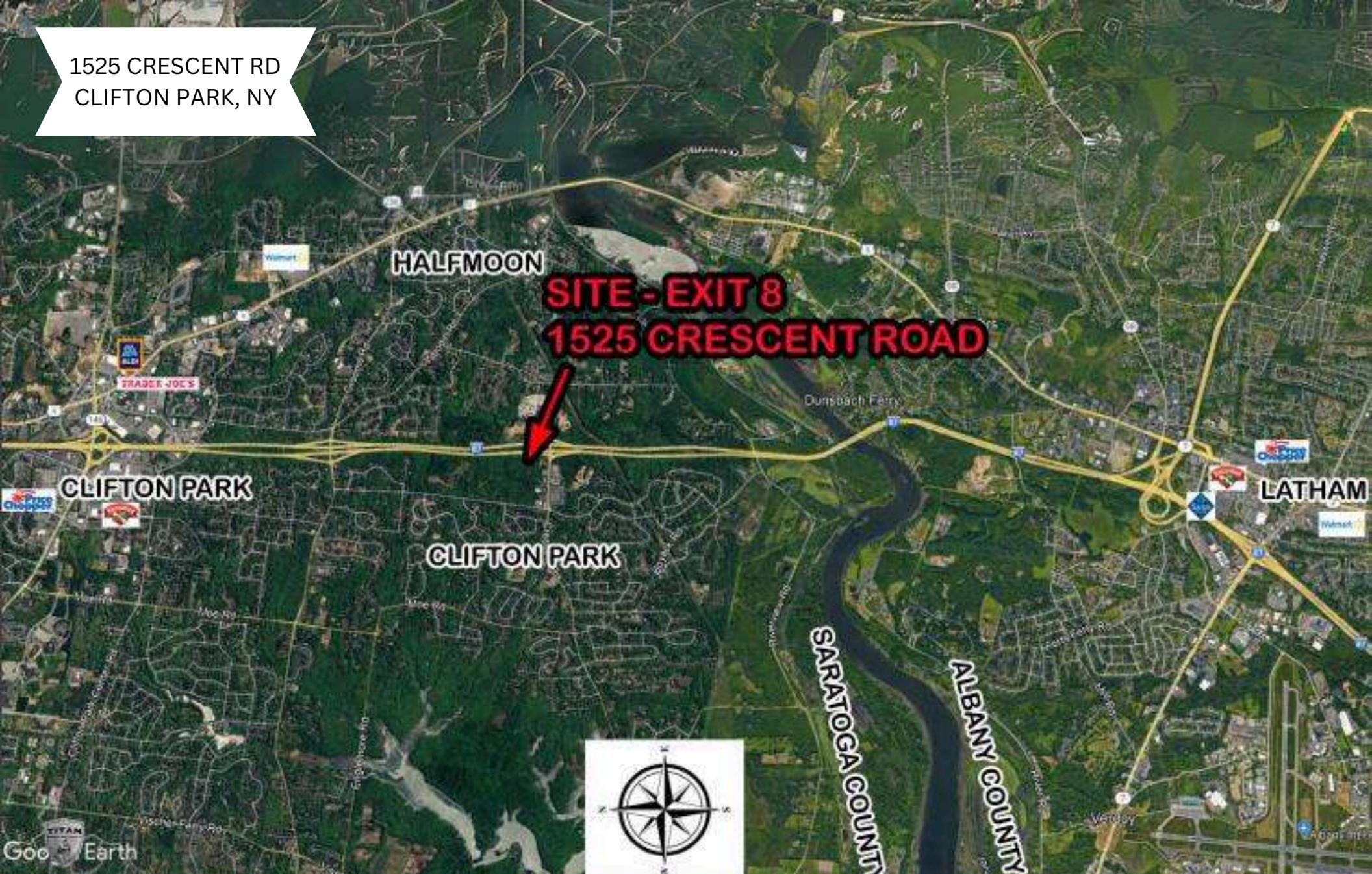




SITE



1525 CRESCENT RD
CLIFTON PARK, NY



TITAN COMMERCIAL REALTY GROUP LLC
24 AVIATION RD, ALBANY, NY, 12205
518 400 0668

WWW.TITANCOMMERCIALREALTYGROUP.COM

https://www.dos.ny.gov/licensing/docs/FairHousingNotice_new.pdf

HELPING BUILD EMPIRES
ONE DEAL AT A TIME

TODD J DROWLETTE

TDROWLETTE@TITANCOMMERCIALREALTYGROUP.COM

NYS LICENSED REAL ESTATE BROKER

MANAGING DIRECTOR

518 400 0668 EXT 702



TITAN COMMERCIAL REALTY GROUP LLC
24 AVIATION RD, ALBANY, NY, 12205
518 400 0668

WWW.TITANCOMMERCIALREALTYGROUP.COM

https://www.dos.ny.gov/licensing/docs/FairHousingNotice_new.pdf

HELPING BUILD EMPIRES
ONE DEAL AT A TIME

TODD J DROWLETTE
TDROWLETTE@TITANCOMMERCIALREALTYGROUP.COM
NYS LICENSED REAL ESTATE BROKER
MANAGING DIRECTOR
518 400 0668 EXT 702



1525 CRESCENT RD
CLIFTON PARK, NY

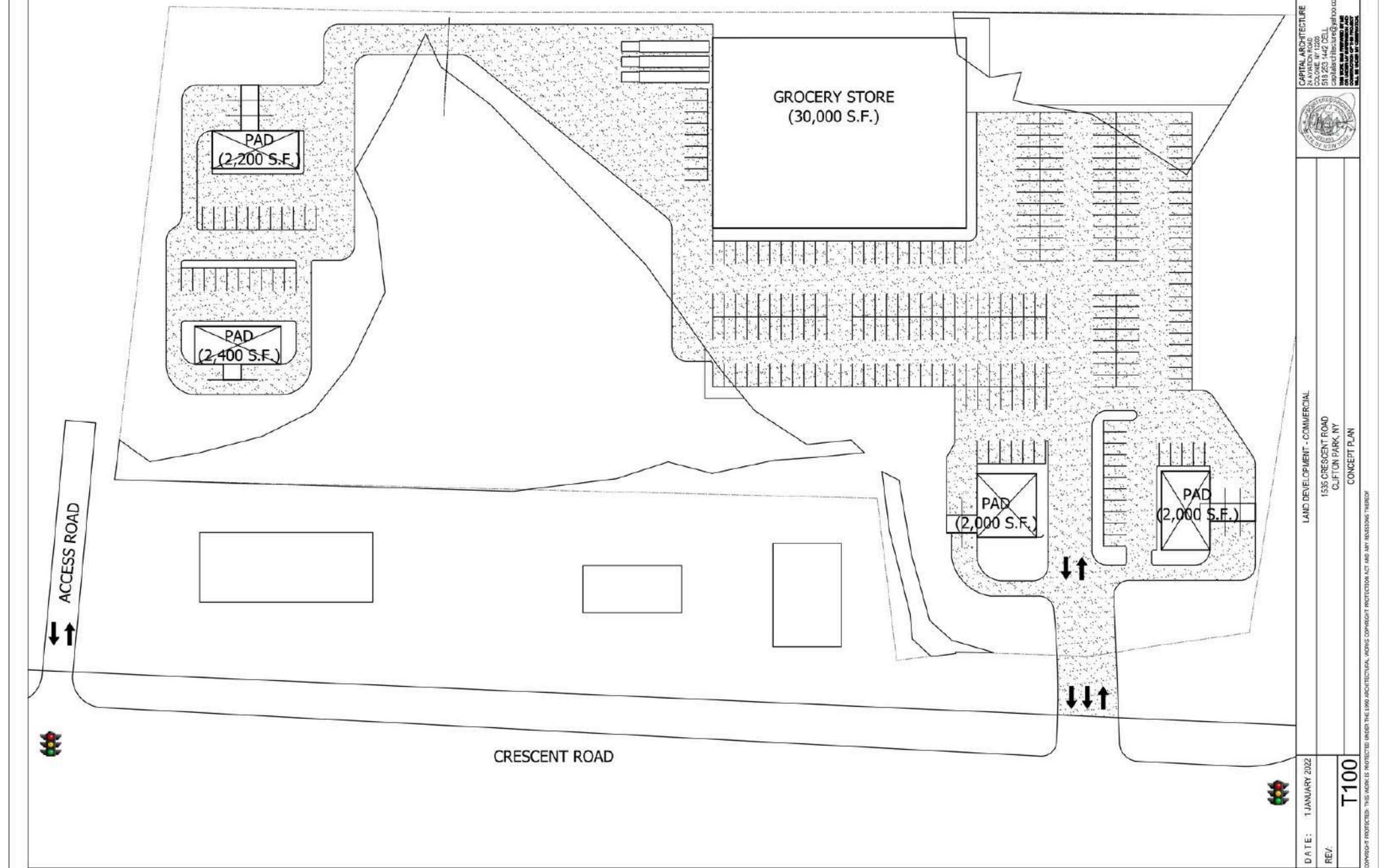
TITAN COMMERCIAL REALTY GROUP LLC
24 AVIATION RD, ALBANY, NY, 12205
518 400 0668

WWW.TITANCOMMERCIALREALTYGROUP.COM

https://www.dos.ny.gov/licensing/docs/FairHousingNotice_new.pdf

HELPING BUILD EMPIRES
ONE DEAL AT A TIME

TODD J DROWLETTE
TDROWLETTE@TITANCOMMERCIALREALTYGROUP.COM
NYS LICENSED REAL ESTATE BROKER
MANAGING DIRECTOR
518 400 0668 EXT 702



TITAN COMMERCIAL REALTY GROUP LLC
24 AVIATION RD, ALBANY, NY, 12205
518 400 0668

WWW.TITANCOMMERCIALREALTYGROUP.COM

https://www.dos.ny.gov/licensing/docs/FairHousingNotice_new.pdf

HELPING BUILD EMPIRES
ONE DEAL AT A TIME

TODD J DROWLETTE

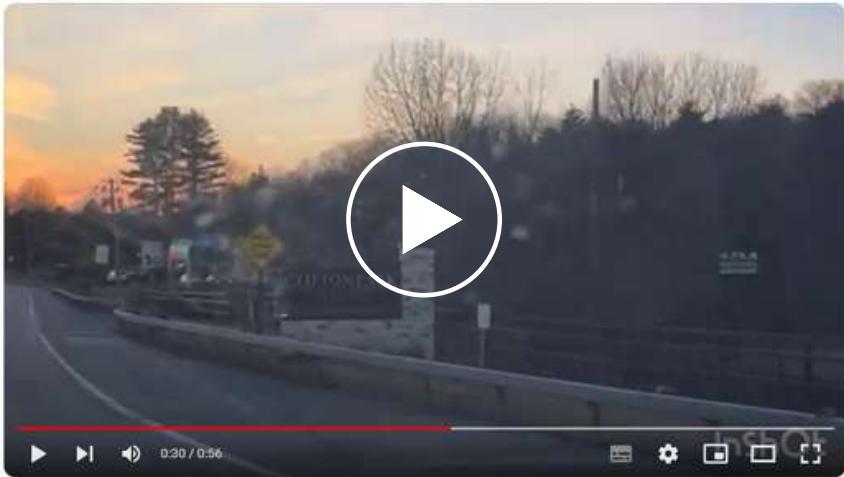
TDROWLETTE@TITANCOMMERCIALREALTYGROUP.COM

NYS LICENSED REAL ESTATE BROKER

MANAGING DIRECTOR

518 400 0668 EXT 702





Crescent rd - pass by

VIDEO PASSING BY SITE HEADING WEST ON CRESCENT ROAD DURING AFTERNOON DRIVE-TIME



Crescent Rd

VIDEO SHOWING APPROACH TAKING EXIT 8 ON I-87 HEADING NORTH, TURNING LEFT (WEST) ONTO CRESCENT ROAD. SITE ON RIGHT.

TITAN COMMERCIAL REALTY GROUP LLC
24 AVIATION RD, ALBANY, NY, 12205
518 400 0668

WWW.TITANCOMMERCIALREALTYGROUP.COM

https://www.dos.ny.gov/licensing/docs/FairHousingNotice_new.pdf

**HELPING BUILD EMPIRES
ONE DEAL AT A TIME**

TODD J DROWLETTE

TDROWLETTE@TITANCOMMERCIALREALTYGROUP.COM

NYS LICENSED REAL ESTATE BROKER

MANAGING DIRECTOR

518 400 0668 EXT 702

CONTACT INFORMATION

Exclusively Listed By



TITAN COMMERCIAL REALTY GROUP LLC

TDROWLETTE@TITANCOMMERCIALREALTYGROUP.COM

NYS LICENSED REAL ESTATE BROKER

MANAGING DIRECTOR

518 400 0668 EXT 702

24 Aviation Road, Suite 202

Albany, New York 12205

www.TitanCommercialRealtyGroup.com

https://www.dos.ny.gov/licensing/docs/FairHousingNotice_new.pdf



TODD J DROWLETTE

HELPING BUILD EMPIRES
ONE DEAL AT A TIME