

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



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



VIDEO TOUR



1525 Crescent Road, Clifton Park NY

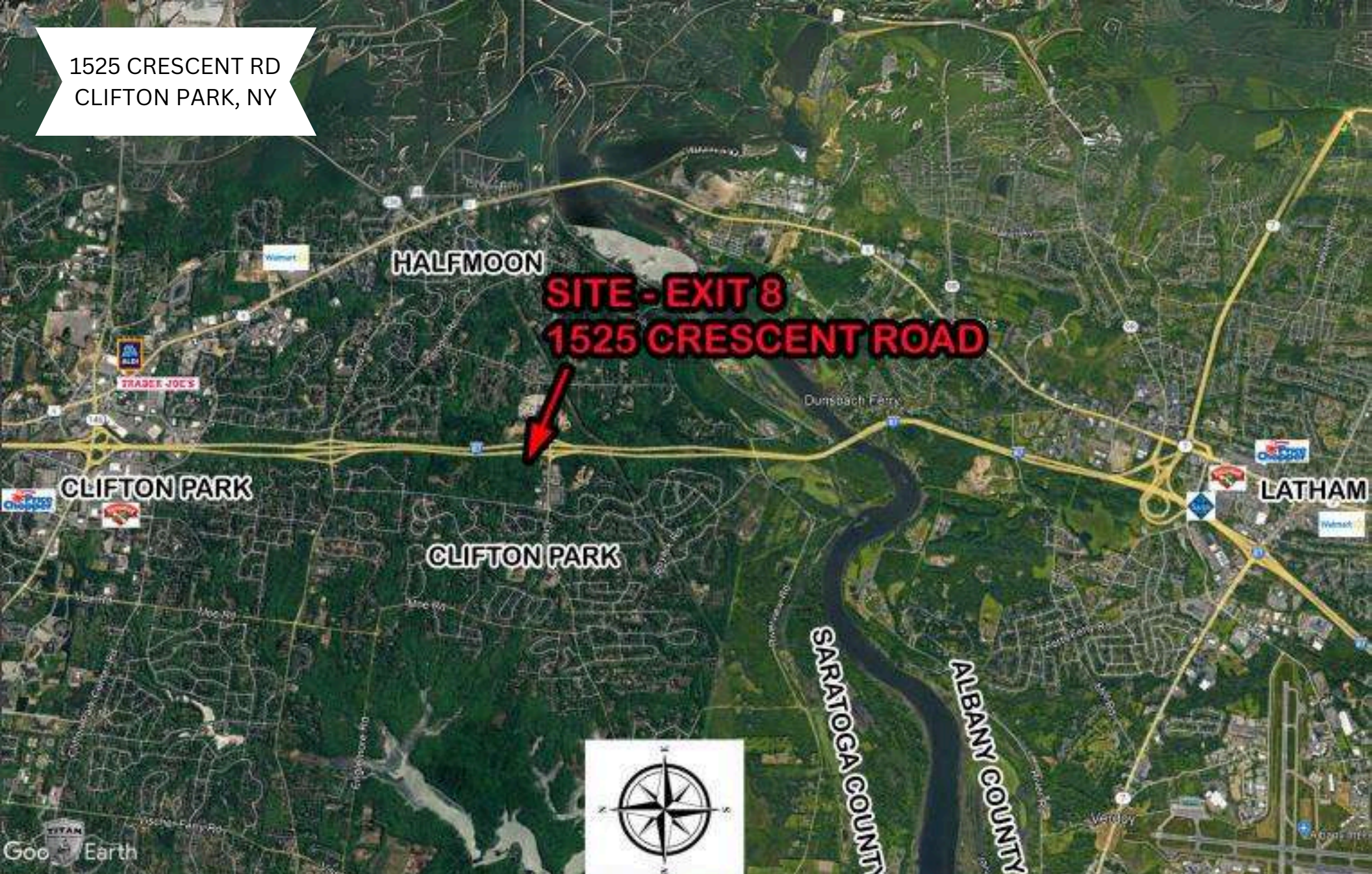


An aerial photograph of a winter landscape. A multi-lane road runs horizontally across the middle of the frame. Above the road, there is a small building with a white roof and a tall, thin tower. To the right, the road curves and intersects with another road. The ground is covered in snow, and there are many bare trees. A speech bubble with the word "SITE" is positioned above the building.

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

TDROWLETTE@TITANCOMMERCIALREALTYGROUP.COM

TODD J DROWLETTE

NYS LICENSED REAL ESTATE BROKER
MANAGING DIRECTOR
518 400 0668 EXT 702



SITE
1525 CRESCENT ROAD

Stewart's
Shops

87



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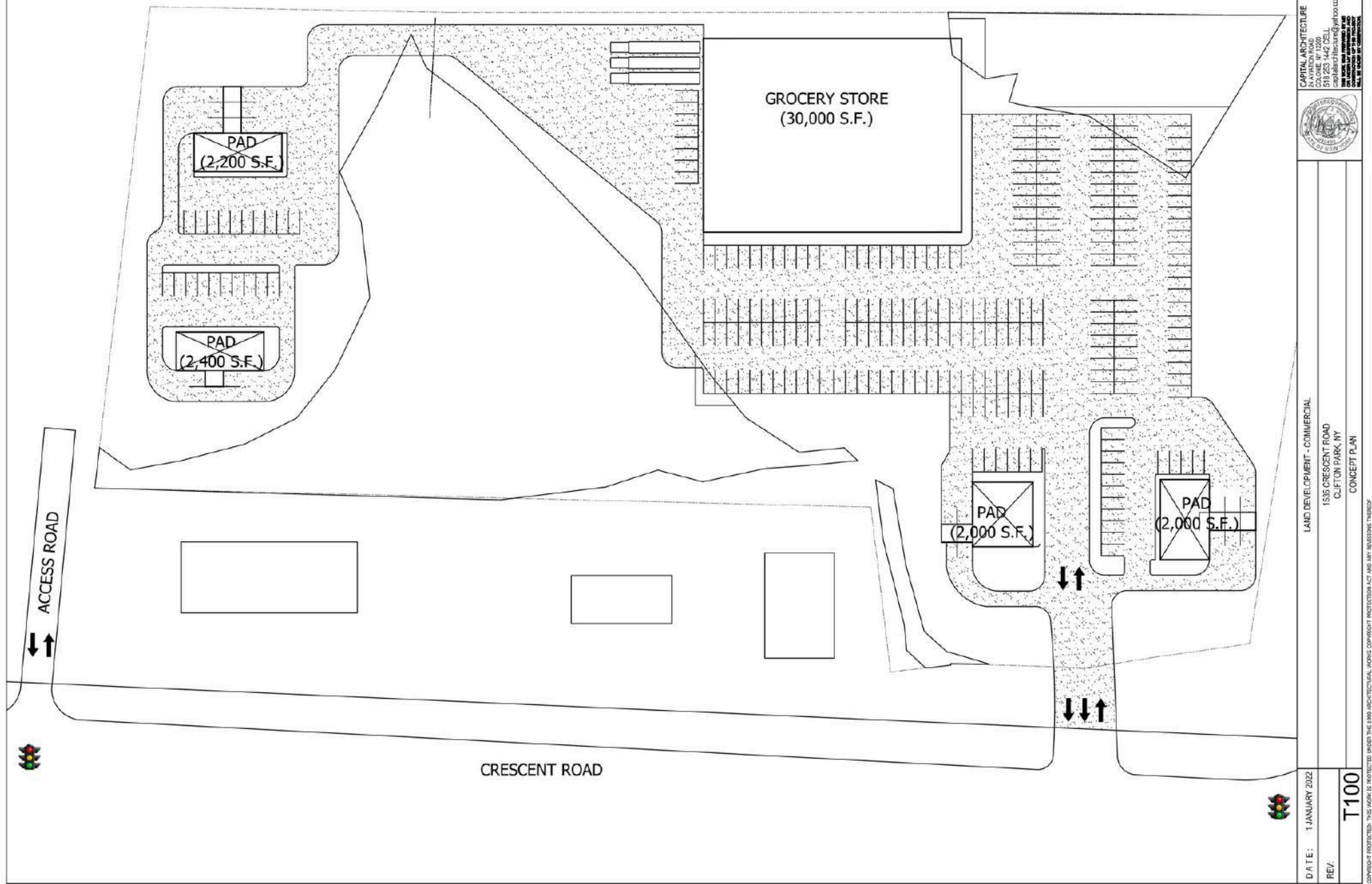
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<p>CAPITAL ARCHITECTURE 24 AVIATION ROAD ALBANY, NY 12205 TEL: 518 400 0668 WWW.CAPITALARCHITECTURE.COM</p>	
<p>LAND DEVELOPMENT - COMMERCIAL 1535 CRESCENT ROAD CLIFTON PARK, NY CONCEPT PLAN</p>	
<p>DATE: 1 JANUARY 2022</p>	<p>T100</p>
<p>REV:</p>	<p>REV:</p>
<p><small>COPYRIGHT PROTECTED: THIS WORK IS PROTECTED UNDER THE 1990 ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT AND ANY INFRINGEMENT THEREOF</small></p>	

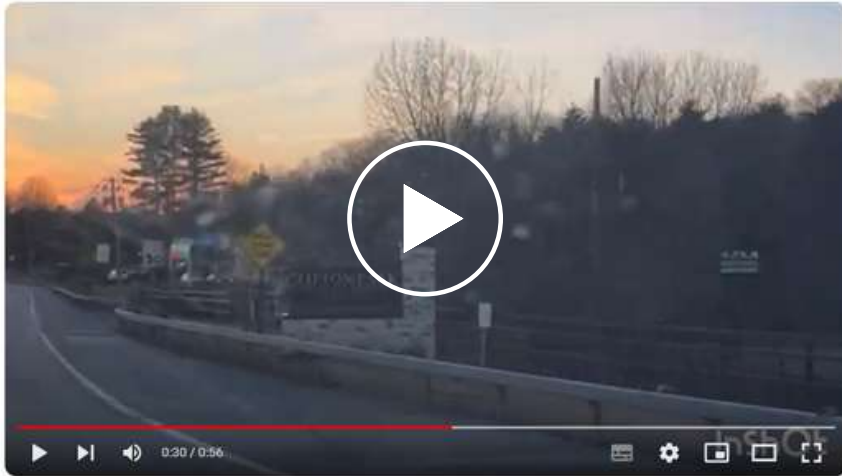
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Crescent rd - pass by

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.

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CONTACT INFORMATION

Exclusively Listed By



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