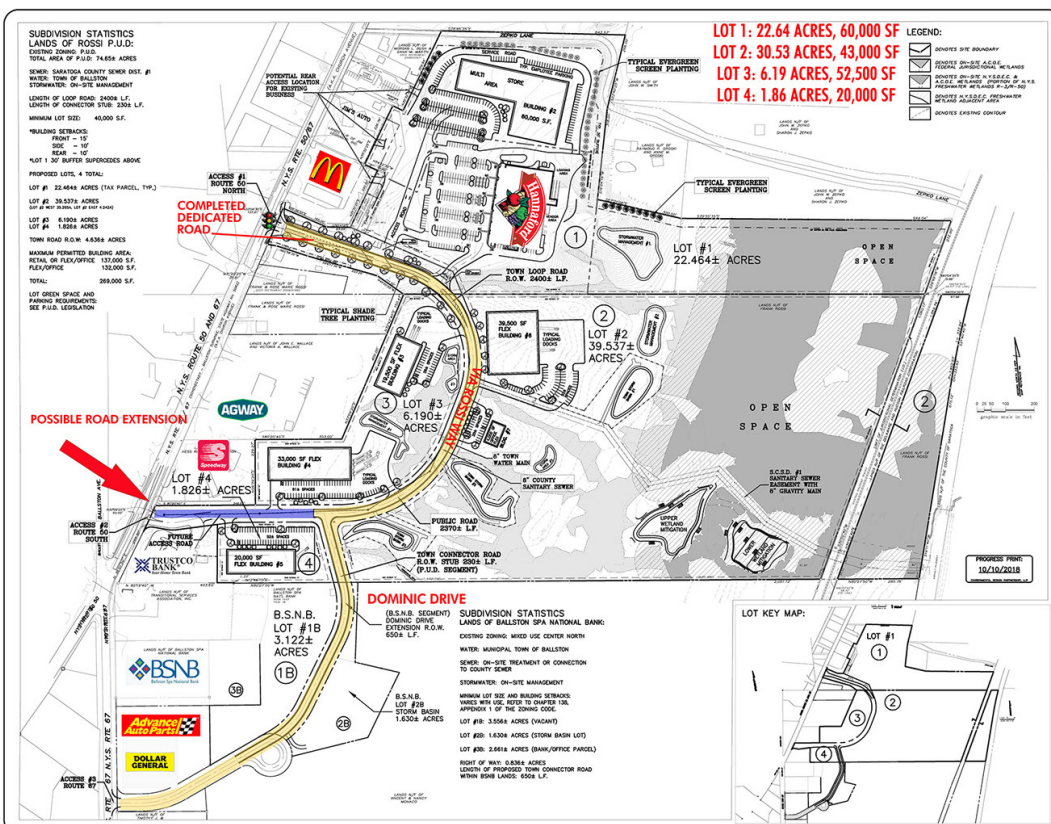
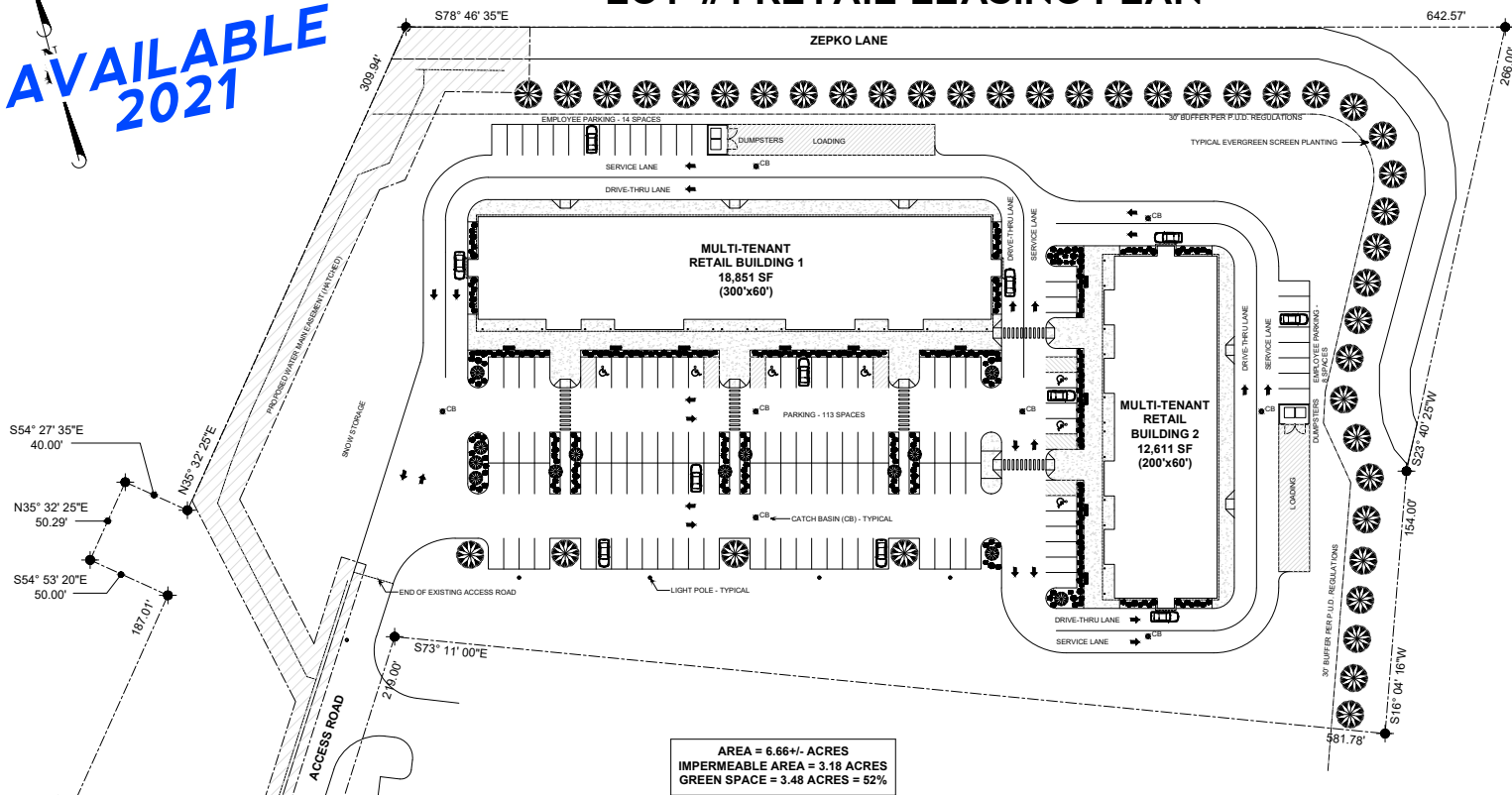


COMMERCIAL LAND PARCELS AVAILABLE FOR SALE OR FOR LEASE BALLSTON SPA, NY 12020

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AVAILABLE
2021

LOT #1 RETAIL LEASING PLAN



CONTACT US

Kevin Parisi
Real Estate Broker
518.458.7203 Ext 11
kparisi@trgcos.com

Dan Greagan
Real Estate Salesperson
518.944.3201
518.458.7203 Ext 17
dgreagan@trgcos.com



LAND DEVELOPMENT OPPORTUNITY

Information

Lot #1	FOR LEASE \$25.00/SF
Lot #2	30.53 Acres / \$1,290,000
Lot #3	6.19 Acres / \$1,575,000
Lot #4	1.86 Acres / \$600,000
260 Ballston Avenue	3.72 Acres / \$1,750,000
215-221 Church Avenue	2.39 Acres / \$2,200,000

Ground leasing options also available

Area Businesses



Key Features

- » Property features planned unit development zoning for many commercial uses, contact broker for more information
- » Pylon signage available on the corner of Church Avenue and Via Rossi Way
- » Located near the intersection of Church Avenue (14,819 AADT) and Ballston Avenue (16,596 AADT)
- » Close proximity to Exit 12 and 13 of I-87

Demographics

	1 Mile	3 Miles	5 Miles
Population	3,422	17,148	47,243
Households	1,461	6,808	19,318
Average HH Income	\$88,076	\$104,392	\$104,228
Daytime Population	4,156	16,129	41,235
Business Establishments	213	572	1,205

The information contained herein has been obtained from sources deemed reliable. However we do not make any guarantees, warranties, or representation as to the completeness and accuracy thereof.

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Trinity Realty Group – trgcos.com
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