

FOR LEASE

Village Plaza

19 Clifton Country Road, Clifton Park, NY 12065



Clifton Country Road - 8,259 AADT

PROPERTY INFO

- Located in Clifton Park's town core with strong surrounding retail, including discounters, grocers, national/regional anchors, and local tenancy.
- Excellent visibility and accessibility off I-87 (96,100 AADT) Exit 9 and NYS Route 146 (40,500 AADT).

CO-TENANTS: Hannaford Supermarket, PetSmart, Smoothie King, JoAnn Fabrics, Old Brick Furniture, Blaze Pizza, CoreLife Eatery, Spectrum, Club Pilates, Trustco Bank, and more!

2023 Demographics

| | 3 Miles | 5 Miles | 10 Miles |
|--------------------------------------|-----------|-----------|----------|
| Population | 38,741 | 66,128 | 345,586 |
| Average HH Income | \$119,174 | \$121,218 | \$91,740 |
| Est. Adj. Daytime Demographics (16+) | 29,272 | 42,670 | 261,846 |

AVAILABLE SPACE

- 2,969 SF

CALL FOR PRICING

BUILDING SIZE: 180,000 SF

Alex Kutikov, Principal
Licensed Real Estate Broker

Gordon Heeps, Principal
Licensed Real Estate Broker



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| Space # | Tenant | Sq. Ft. |
|---------|-----------------------|---------|
| | Inline | |
| 1 | Hannaford Supermarket | |
| 2 | Chinese Restaurant | 1583 |
| 3 | Warhammer | 1477 |
| 4 | Arts & Glass | 2400 |
| 5 | Nail Salon | 1628 |
| 6 | Locksmith | 1554 |
| 7 | Hibachi | 2555 |
| 8 | Sushi Restaurant | 1592 |
| 9 | Bruegger's Bagels | 1934 |
| 10 | Dry Cleaner | 2007 |
| 11 | Hair Salon | 1271 |
| 12 | PetSmart | 20850 |
| 13 | Office Suite | 2415 |
| 14 | NAPA | 7053 |
| 15 | The Bunker | 6461 |
| 16 | Joann Fabrics | 10584 |
| 17 | Optician | 1521 |
| 18 | AVAILABLE | 2969 |
| 19 | Miracle Ear | 1584 |
| 20 | Old Brick Furniture | 44,280 |
| | Outparcel | |
| 21 | Smoothie King | 3000 |
| 22 | Real Estate Office | 600 |
| 23 | Subway | 1224 |
| 24 | Uncommon Grounds | 3379 |



Doug Morabito
Licensed Real Estate Broker

Alex Kutikov, Principal
Licensed Real Estate Broker

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Value...through performance