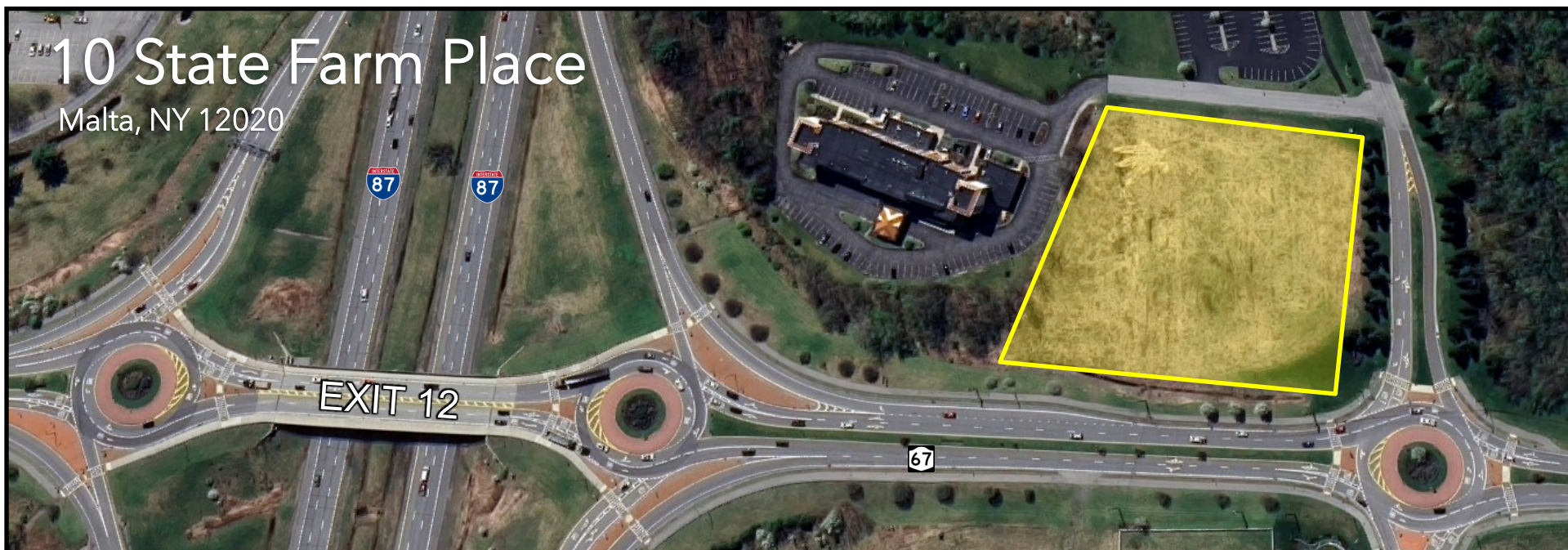


FOR LEASE



COMMENTS

- Prime commercial location just off exit 12 of I-87, minutes from downtown Malta, Ballston Spa and Saratoga Springs.
- Fully approved mixed-use project with first-floor retail and second-floor office.
- End cap with drive thru available.
- Established Business Park with neighboring professional tenants and excellent visibility
- Convenient office location with access to I-87 (Exit 12), Malta Tech Park, and GlobalFoundries.
- Hyatt Place Hotel and Conference Center located in Park.

2025 Demographics

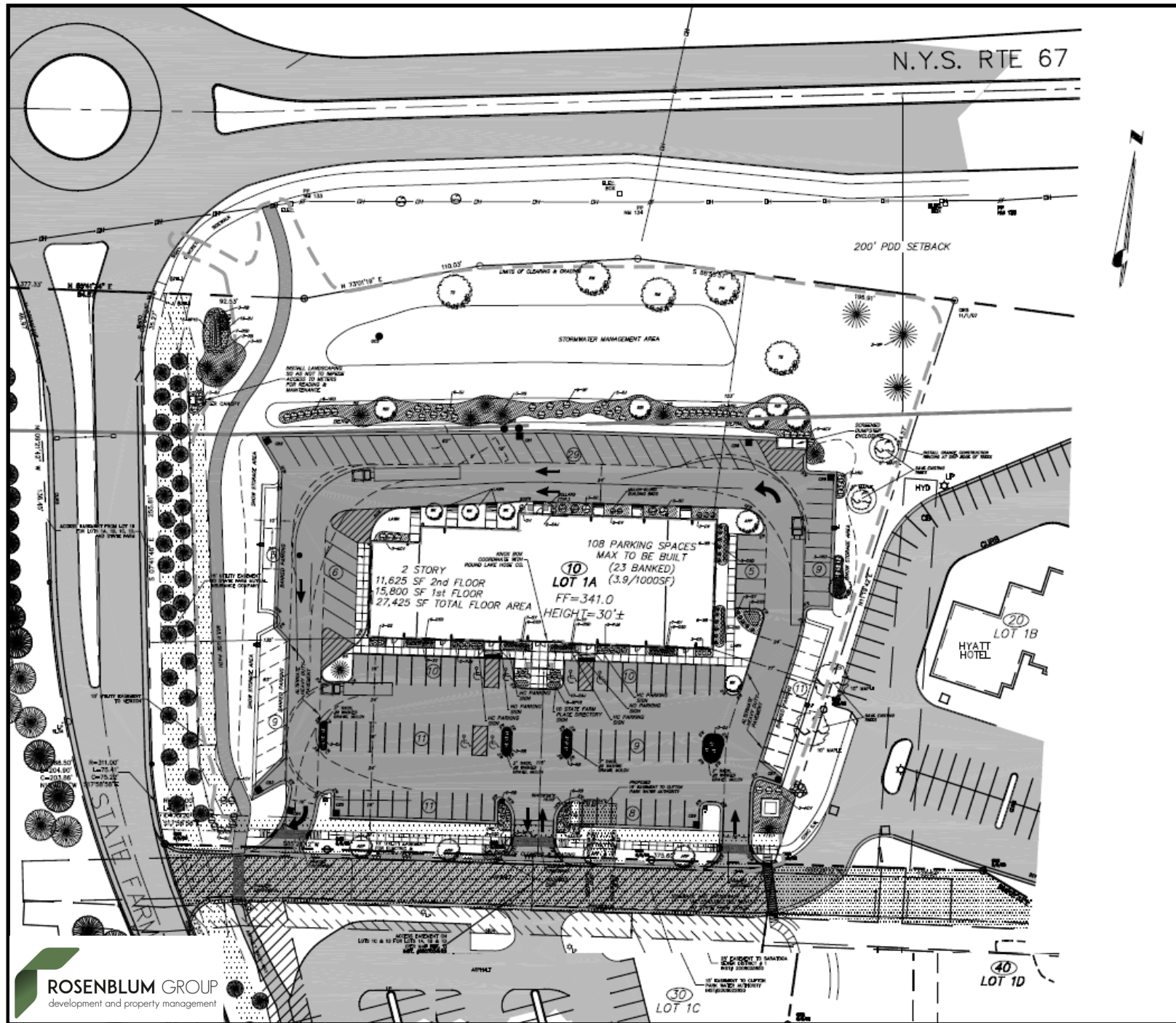
	1 Mile	3 Miles	5 Miles
Population	4,748	20,908	41,243
Average HH Income	\$139,806	\$137,143	\$140,920
Est. Adj. Daytime Demographics (16+)	3,039	12,448	25,269

AVAILABLE SPACE

CALL FOR PRICING

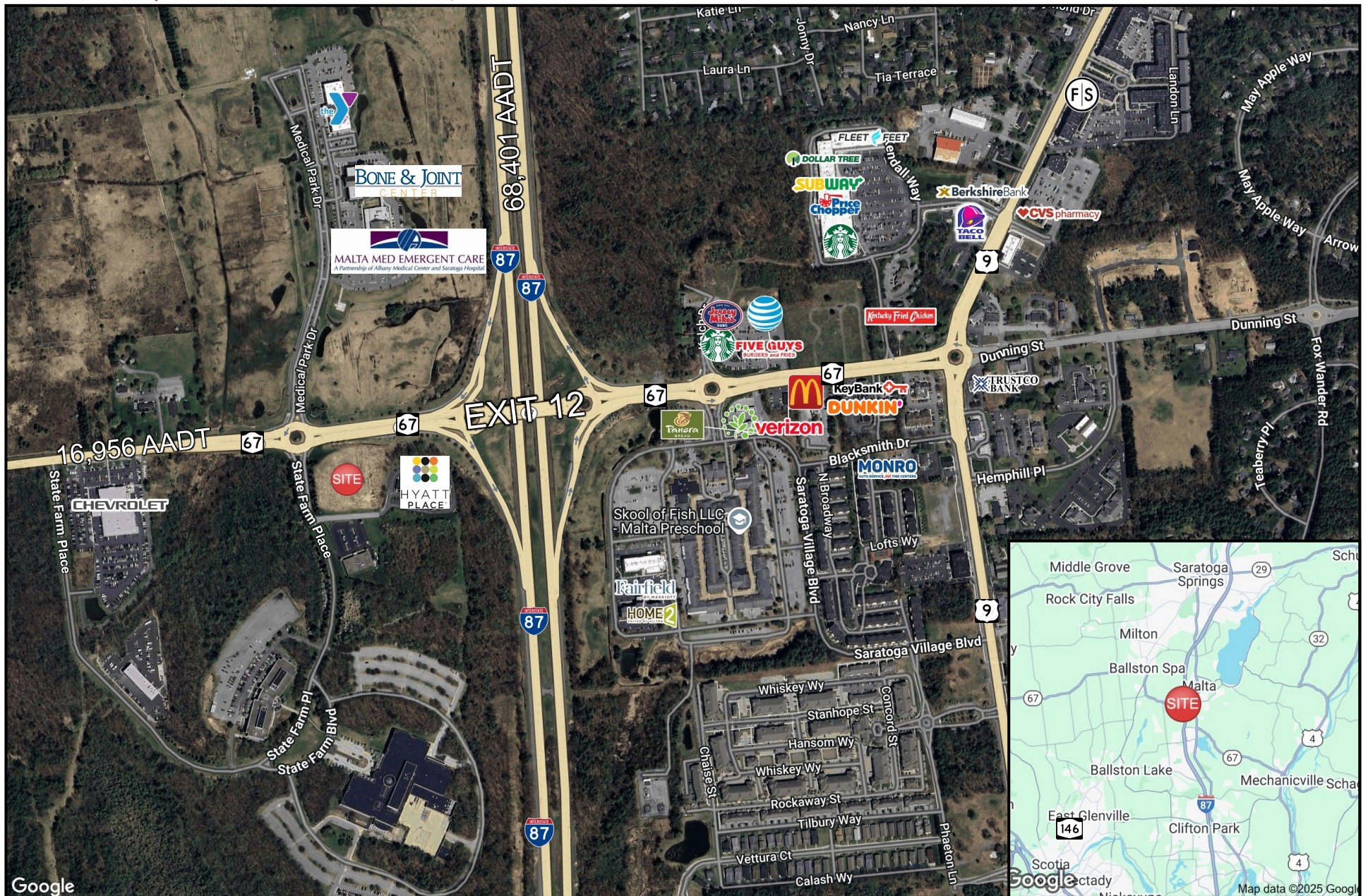
- Existing approvals in place for 2-story, 27,425 SF mixed use building.
- 1st floor retail – 15,800 SF
- 2nd floor office – 11,625 SF

Nathan Marks
Licensed Real Estate Salesperson





FOR LEASE | 10 State Farm Place | Malta, NY 12020



Nathan Marks
Licensed Real Estate Salesperson

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Value...through performance