

FOR SALE OR GROUND LEASE

Prime Development Site

132 Saratoga Rd, Glenville, NY 12302



PROPERTY INFO

- Prime 0.94-acre parcel on Saratoga Road (Route 50), offering exceptional visibility and high daily traffic counts (19,060 AADT) ideal for commercial or mixed-use development.
- Located at a convenient, signalized intersection that enhances accessibility and boosts business visibility.
- Level, easily accessible lot with generous frontage, supporting efficient site planning and construction.
- Strategic location minutes from Glenville's commercial corridor, Clifton Park, and major regional connectors.

2026 Demographics

	1 Mile	3 Miles	5 Miles
Population	3,922	42,469	115,226
Average HH Income	\$122,586	\$112,723	\$104,229
Est. Adj. Daytime Demographics (16+)	2,564	28,979	77,607

CALL FOR PRICING

AVAILABLE SPACE

- 0.94 acre lot

Doug Morabito
Licensed Real Estate Broker

Alex Kutikov, Principal
Licensed Real Estate Broker

Gordon Heeps, Principal
Licensed Real Estate Broker



Value...through performance

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