

Saratoga Plaza

117 Ballston Road
Saratoga Springs, NY 12866



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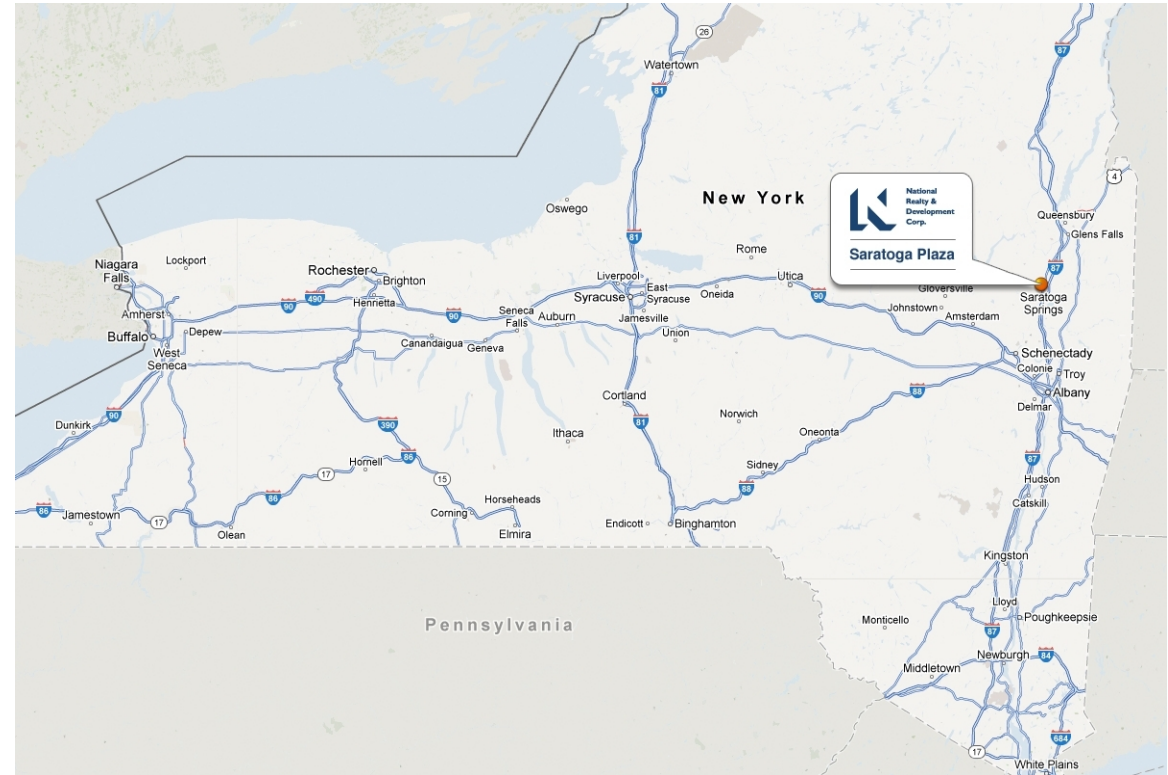


GROSS LEASABLE AREA
138,475 sf

PARKING
750

PARKING RATIO
5.4/1,000

Demographics	3 miles	5 miles	10 miles
Population	27,281	50,089	101,996
Households	12,172	21,442	42,385
Avg HH Income	\$90,650	\$94,853	\$92,165
Med HH Income	\$67,907	\$73,241	\$73,645



Details

- Located on Route 50 (Ballston Spa Road).
- Expansion available for additional development.
- Traffic signal at drive entrance.
- Traffic counts of **13,357 vehicles per day** on Route 50.

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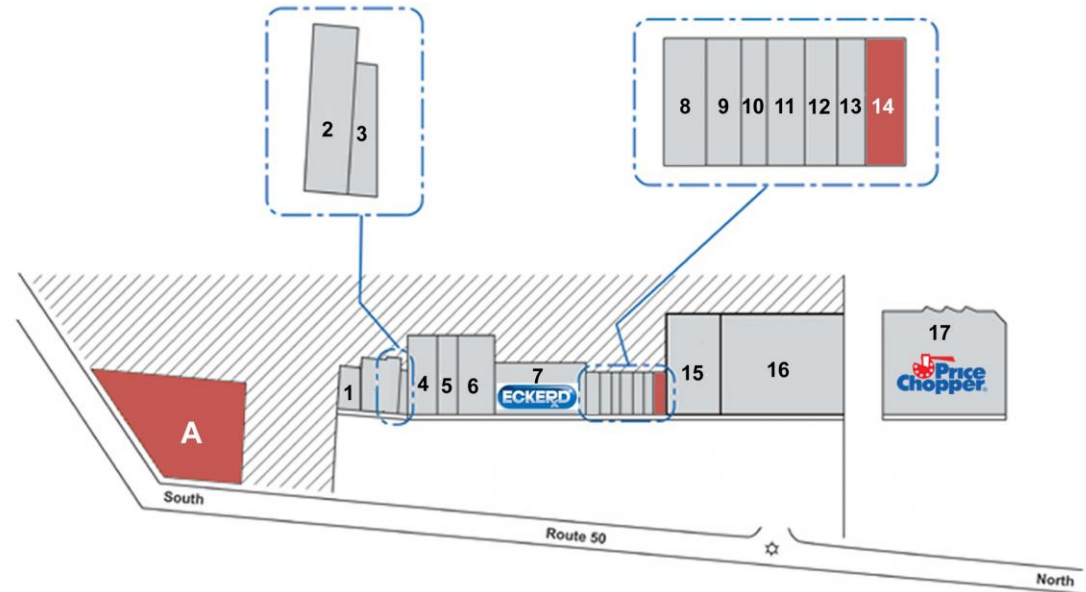
Space Available

14 2,000 sf

A Pad A

Current Tenants

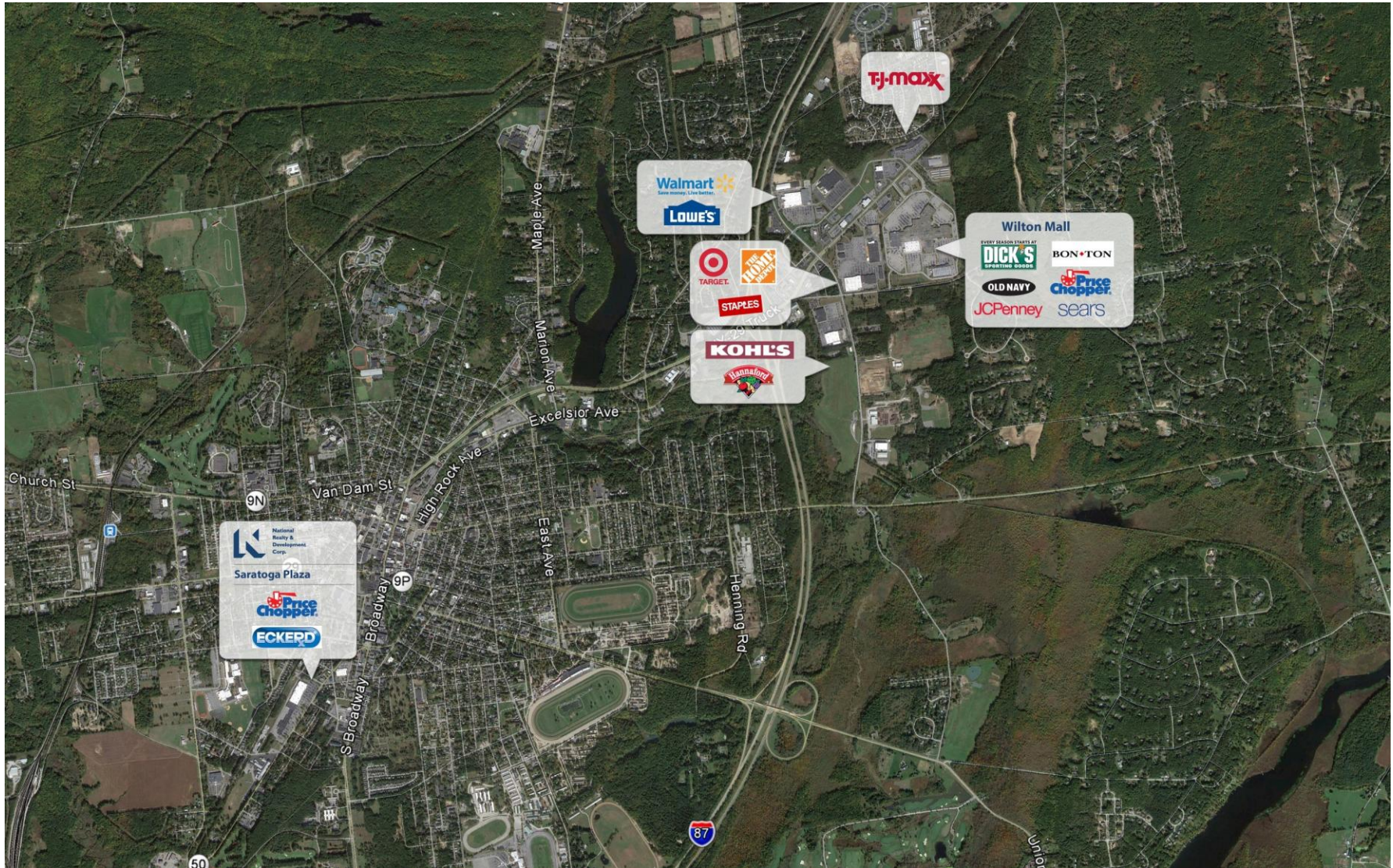
- | | |
|-----------------------------|-----------------------|
| 1 Bank of America | 9 City Nails |
| 2 Pizzeria | 10 Hair Salon |
| 3 Tavern | 11 Allstate Insurance |
| 4 Advance Auto Parts | 12 RadioShack |
| 5 Total Tan | 13 Liquor Store |
| 6 Cutting Edge Martial Arts | 15 Dollar Tree |
| 7 Eckerd Pharmacy | 16 Taft Furniture |
| 8 Liberty Tax | 17 Price Chopper |



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Trade Area



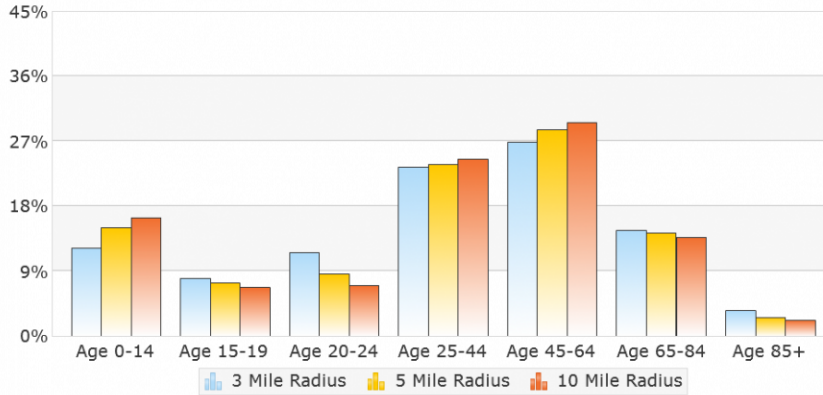
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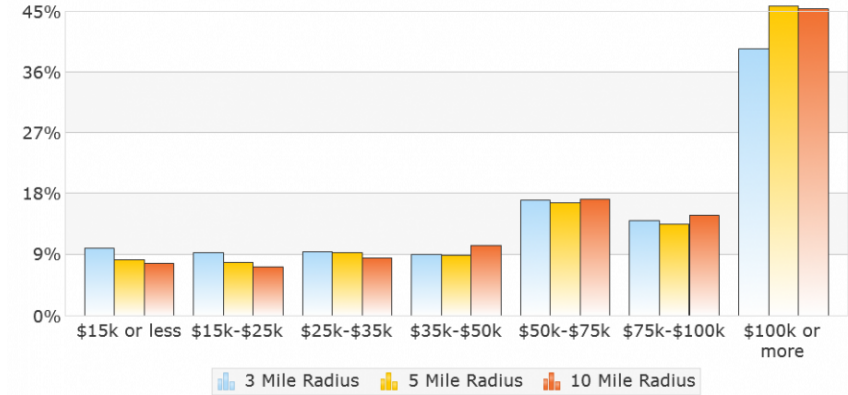
Demographic Summary Report

TOTAL POPULATION (2016)

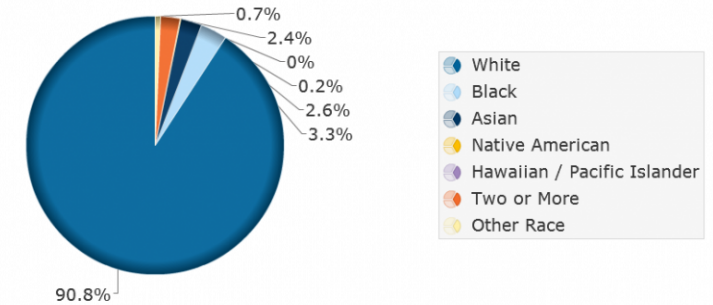


POPULATION	3 MILES	5 MILES	10 MILES
2000 Census	25,683	44,895	88,848
2010 Census	26,056	48,265	98,726
2016 Projection	27,281	50,089	101,996
2021 Projection	27,801	50,952	103,736
Growth 2000-2010	1.50%	7.50%	11.10%
INCOME	3 MILES	5 MILES	10 MILES
Average Household Income	\$90,650	\$94,853	\$92,165
Median Household Income	\$67,907	\$73,241	\$73,645
HOUSEHOLDS	3 MILES	5 MILES	10 MILES
2016 Projection	12,172	21,442	42,385
2021 Projection	12,985	22,806	45,032
HOUSEHOLDS BY TENURE (2016)	3 MILES	5 MILES	10 MILES
Owner Occupied	6,764	14,096	30,138
Renter Occupied	5,408	7,345	12,247
Vacant	1,116	1,759	3,115
Total	13,288	23,200	45,500

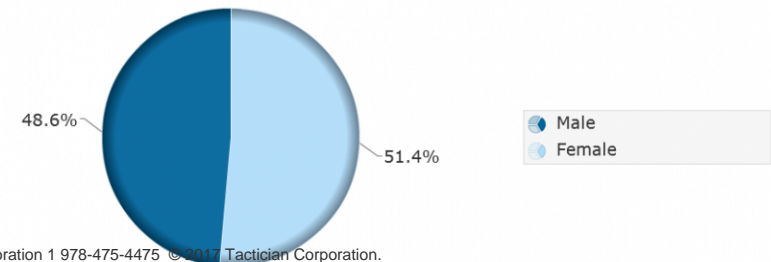
HOUSEHOLDS BY INCOME (2016)



3-MILE POPULATION BY ETHNICITY



3-MILE BREAKDOWN BY GENDER



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About NRDC

Founded more than 50 years ago, NRDC has built a reputation as one of the leading privately-held commercial real estate ownership and development firms in the United States.

Headquartered in Purchase, New York, our team of highly-experienced professionals has a thorough commitment to excellence and a passion for real estate. We possess a sophisticated understanding of the ever-changing landscape of the real estate industry, enabling us to cultivate strong relationships and consistently develop successful projects.

Our Successful Portfolio

NRDC's portfolio is comprised of 78 projects in 14 states, consisting of retail power centers, grocery-anchored community shopping centers, and corporate/industrial business parks. Our retail centers are among the most successful in their respective trade areas. We understand the vital importance of establishing and maintaining the right merchandising mix needed to maximize sales for our tenants and thus ensure the long-term viability of our retail portfolio.

The Principals of NRDC purchased the Hudson's Bay Company located in Canada, which presently owns both Saks Fifth Avenue and Lord & Taylor in the U.S. Hudson's Bay Company is now a public entity with the Principals of NRDC being the largest non-institutional stockholders with seats on the Board and holding the Office of Chairman.

Hudson's Bay Company recently purchased Kaufhof, the #1 department store company in Germany, which operates 119 stores in Germany and Belgium. Hudson's Bay Company owns 464 locations in 4 countries with \$13B in revenue.

