

FOR SALE
1419 Saratoga Road

Ballston Spa, New York 12020

PROPERTY HIGHLIGHTS

34.49± acres available for immediate sale. Great development site for office, medical, retail, or multifamily. Parcels 228.-1-2.1 & 224.-1-48.112 are available for \$950,000 and parcel 228.-1-48.32, located on the corner of Brookline Road (County Road 60) and Saratoga Road (Route 50), is available for \$675,000.

Traffic Counts

Saratoga Rd & Brookline Rd	17,694 AADT
Saratoga Rd & Ballston Ave	19,383 AADT
East Line Rd & Dunning St	23,098 AADT

Source NYS DOT

Demographic	1 Mile	3 Miles	5 Miles
Population	1,823	14,065	45,003
Households	681	5,446	18,132
Average Income	\$81,733	\$75,838	\$77,928

Source ESRI 2018

All Plot Lines Subject To Verifications Of Survey.


\$1,625,000

For more information, contact

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