



**3,184± SF Retail Space in
Downtown Saratoga Springs!**

Superb location in Downtown Saratoga Springs Available

Great opportunity in desirable downtown Saratoga location. 3,184+/- SF retail lease available.

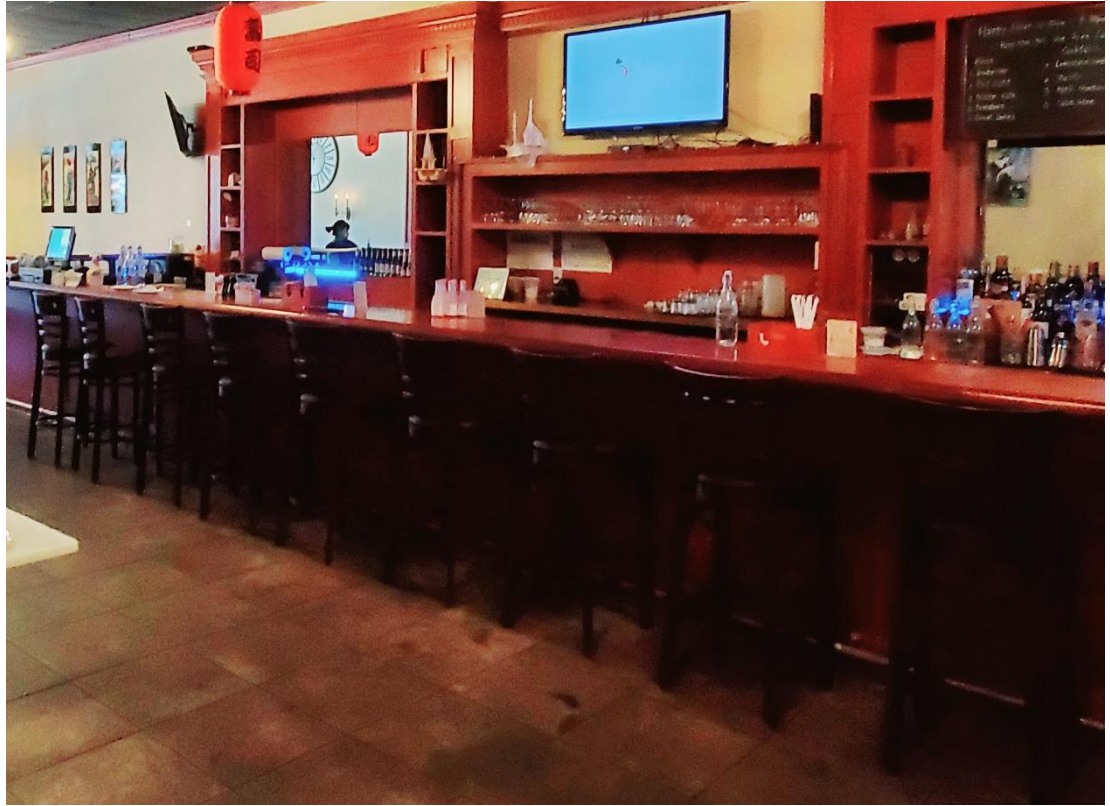
Year Built	2009	Construction	Brick
Total Bldg. SF	15,000±	Clear Height	10'
Available SF	3,184±	Accessibility	Handicap accessible
Stories	2	Roof	Rubber
Elevators	1	HVAC	Central air
Zoned	T6 (Urban Core)	Utilities:	Municipal Water and Sewer

For more information, please contact:

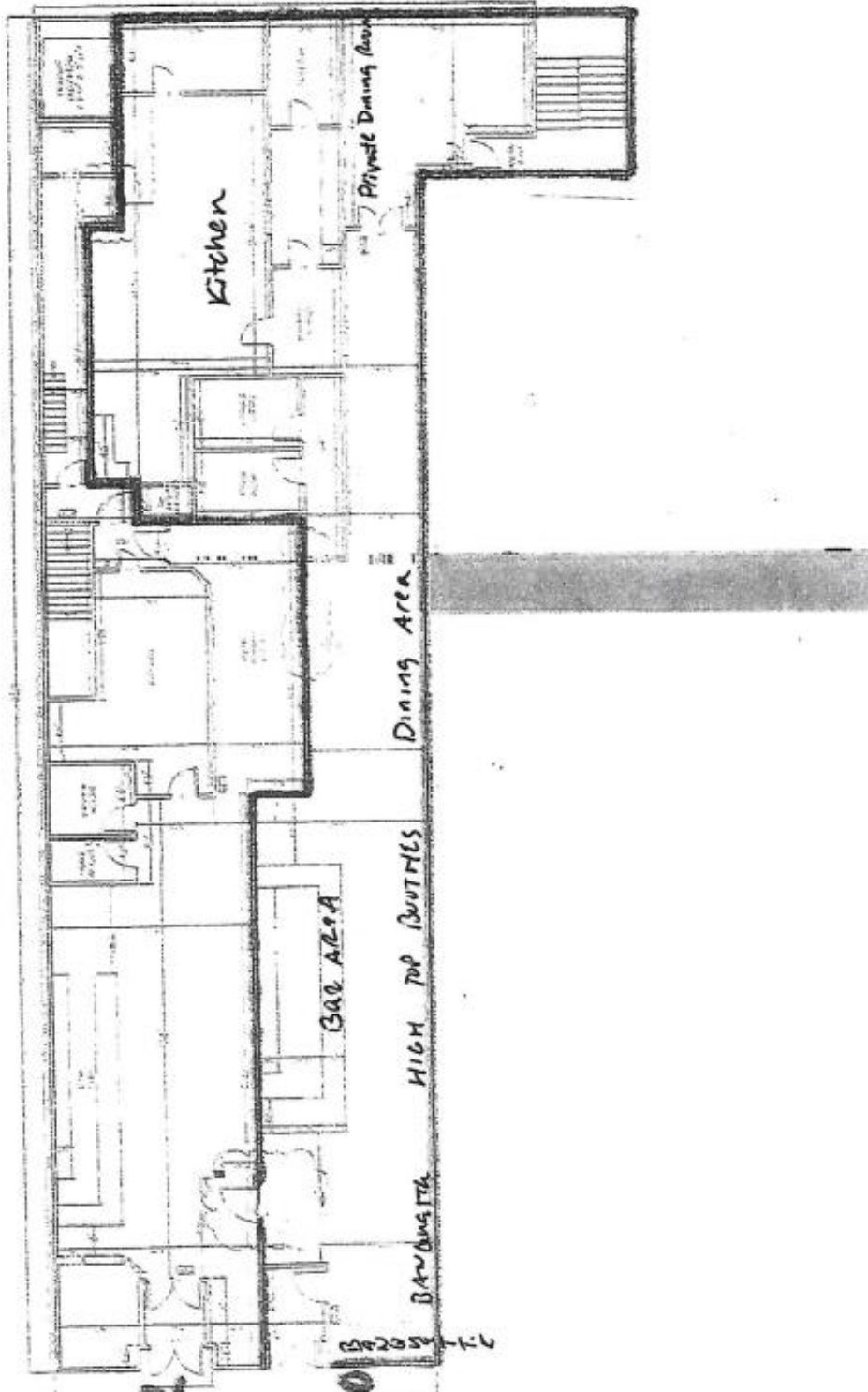
April L. McFee
Real Estate Salesperson
+1 518 810 6622 (Mobile)
amcfee@pyramidbrokerage.com

40 British-American Boulevard
Latham, New York 12110
phone: +1 518 489 9199
Fax: +1 518 489 3492
pyramidbrokerage.com





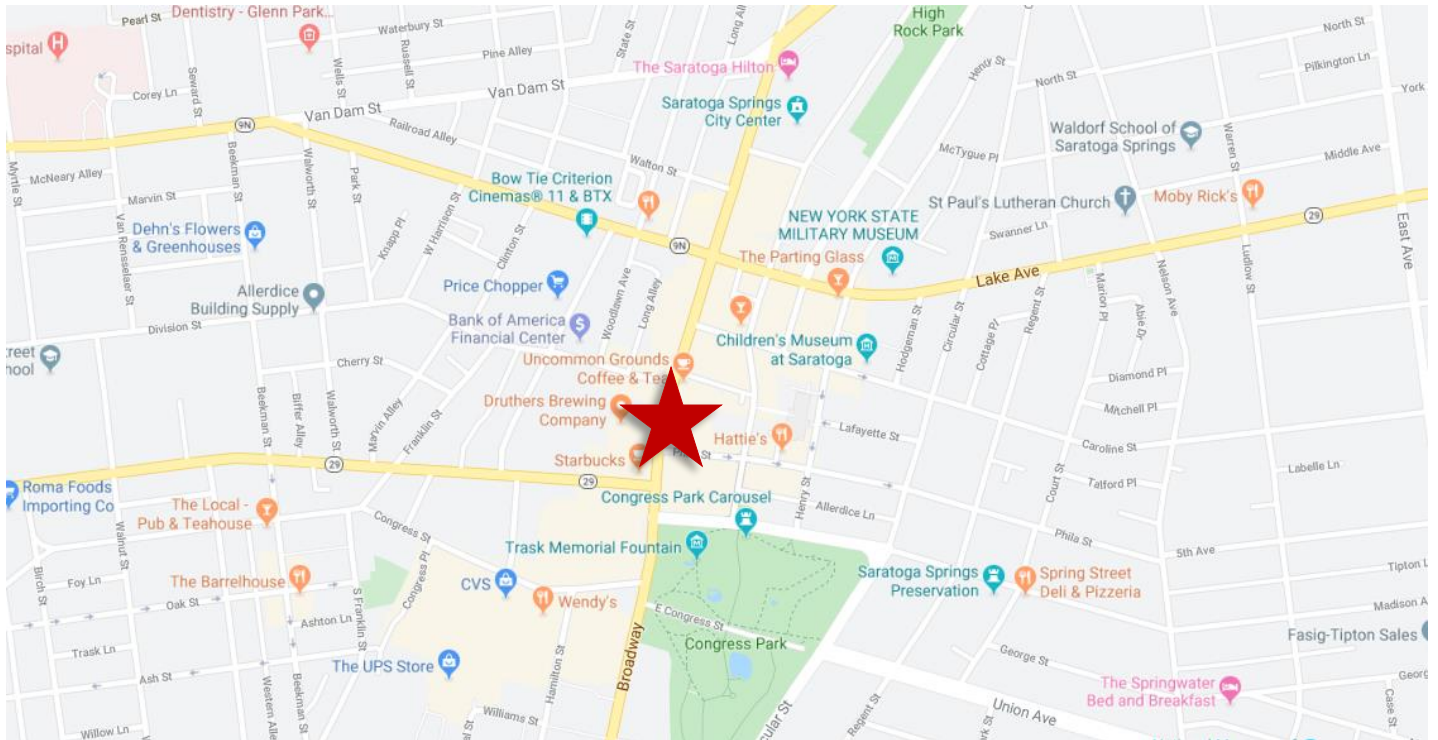




Aerial / Location Map



Approximate site lines; subject to survey verification



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Demographics



Restaurant Market Potential

Ring: 1 mile radius

Prepared by Esri

Product/Consumer Behavior	Expected Number of Adults	Percent	MPI
Went to family restaurant/steak house in last 6 mo	7,881	71.9%	96
Went to family restaurant/steak house 4+ times/mo	2,829	25.8%	97
Spent at family restaurant/30 days: <\$1-30	865	7.9%	98
Spent at family restaurant/30 days: \$31-50	1,036	9.5%	98
Spent at family restaurant/30 days: \$51-100	1,475	13.5%	91
Spent at family restaurant/30 days: \$101-200	1,095	10.0%	106

Retail Demand Outlook

	2019 Consumer Spending	2024 Forecasted Demand	Projected Spending Growth
Food	\$64,437,537	\$75,443,984	\$11,006,447
Food Away from Home	\$27,034,987	\$31,648,249	\$4,613,262
Alcoholic Beverages	\$4,445,849	\$5,203,541	\$757,692

RETAIL SALES

1 mile radius

\$352,413,044
Total Retail Sales

\$243,009,985
Total Retail Sales Potential

299
Total Retail Businesses

ANNUAL HOUSEHOLD SPENDING

1 mile radius

\$2,434
Apparel & Services



\$5,755
Groceries

\$198
Computers & Hardware



\$6,161
Health Care

\$4,160
Eating Out

Demographics

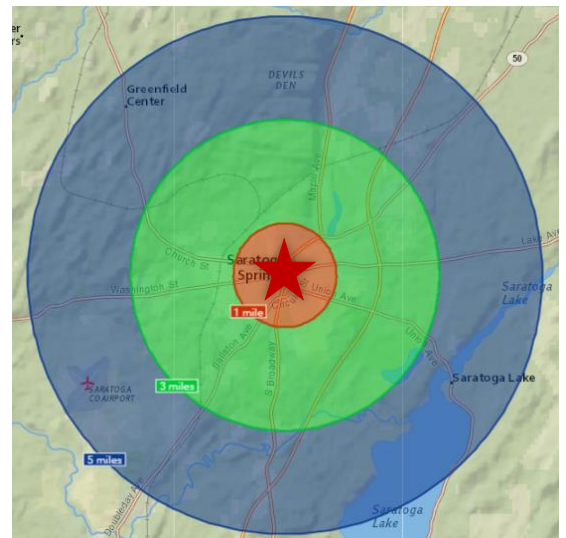
	1 Mile	3 Miles	5 Miles
Population	12,589	26,654	51,197
AVG. HH Income	\$96,078	\$105,569	\$110,362
Total Businesses	1,404	2,079	2,582
Total Employees	16,098	27,782	32,615

Source: ESRI, 2019

Traffic Counts

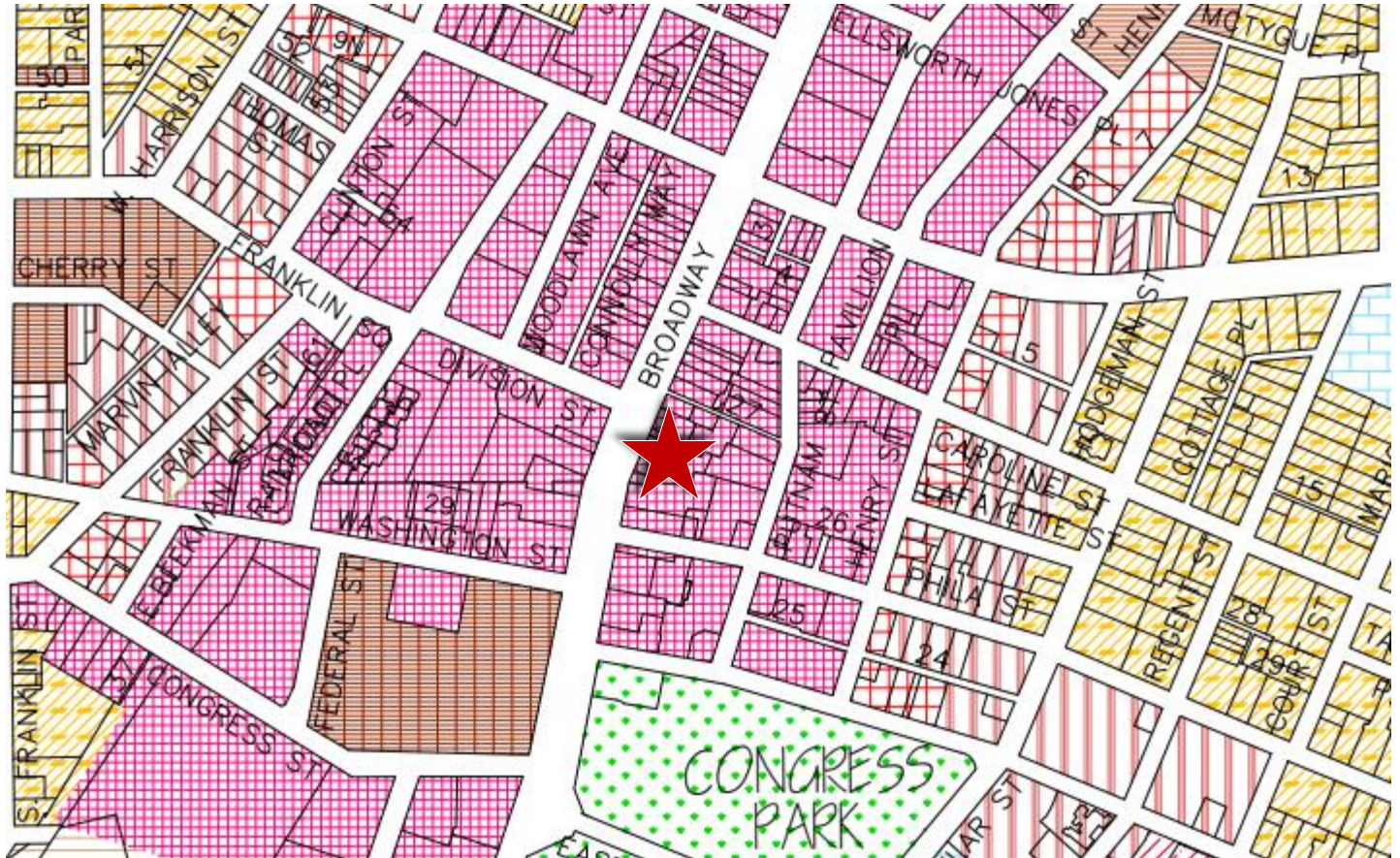
Broadway & Division Street	18,990 AADT
Washington Street & Broadway	8,712 AADT
Church Street & Broadway	17,335 AADT

Source: TrafficViewer, 2019



Radius Map: Rings of 1, 3 & 5 miles Source: ESRI, 2019

Zoning Map



ZONING MAP			
OF			
THE CITY OF SARATOGA SPRINGS, NEW YORK			
SCALE	HORZ 1" = 1000'	PROJECT NAME	CURRENT AND HISTORIC ZONING
	VERT	DRAWING NAME	97-31E.DWG
DATE	APRIL 1st, 1998	CITY ENGINEER	TIMOTHY W. WALES, P.E.
SURVEY & DESIGN BY		DRAWN BY	
OFFICE OF THE CITY ENGINEER		S.E. PALMER	
CITY HALL		CHECKED BY	
SARATOGA SPRINGS, N.Y. 12866		B. BIRGE	
COMMISSIONER OF ACCOUNTS	SHEET NO.	PROJECT NO.	
	1 OF 1	95.532	
	FLD BK NO.	DWG NO.	
	N/A	97-31E	

 **T-6: TRANSECT ZONE 6**
URBAN CORE

MAP NOTES

- 1.) THIS MAP IS A DIGITAL REPRESENTATION OF SARATOGA COUNTY REAL PROPERTY TAX MAPS AS WELL AS OTHER SOURCES OF PUBLIC INFORMATION. THIS MAP DOES NOT REPRESENT A LAND SURVEY AND MUST NOT BE CONSTRUED AS SUCH.