

FOR SALE OR LEASE

104 Freemans Bridge Road

Glenville, New York 12302



AVAILABLE FOR IMMEDIATE SALE OR LEASE!

5.8± acres on Freemans Bridge Road available for immediate sale. Property can be purchased or leased as a redevelopment site or as a 25 year turnkey business. All furniture, fixtures, equipment, outbuilding and 3 bedroom/2.5 bathroom owners'/manager's house included. Profit centers include: snack bar, mini-golf, driving range, go-karts, bumper cars, basketball and batting cages. Located near Lowe's, Walmart and the Rivers Casino & Resort.

Amenities

- 5.81± Acres
- 3,630± SF
- Commercial Zoning
- 1 Story
- 75± Private Parking Spaces
- Park built circa 1994 / House built circa 1930's
- Municipal Water and Sewer



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Approximate plot lines; subject to verification of survey

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Demographic	1 Mile	3 Miles	5 Miles
Population	2,708	70,728	136,154
Households	1,199	28,047	54,875
Median Age	46.2	37.3	40.3
Average Income	\$83,768	\$71,593	\$77,72-
Total Business	152	2,276	3,936
Total Employees	2,642	46,743	68,497
Employee/Residential Population Ratio (per 100 residents)	98	66	50

Source ESRI 2018

Traffic Counts	
Freemans Bridge Road & Maple Avenue	24,788 AADT
Freemans Bridge Road & Ballston Avenue	25,902 AADT
Ballston Avenue & Swaggertown Road	21,482 AADT

Source NYS DOT



\$139,886,334

Total Retail Sales



\$45,446,295

**Total Retail Sales
Potential**



32

**Total Retail
Business**

Source: ESRI; 0-1 Mile Radius



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