

10 Glenridge Road, Glenville, NY 12302
TURN-KEY RESTAURANT SPACE
TARGET SHOPPING CENTER

ALL FURNITURE, FIXTURES, AND EQUIPMENT INCLUDED



- Turn-key restaurant in great condition!
- Join Target, Panera Bread, Pet Supplies Plus and many other national co-tenants in this dynamic shopping center.
- Owned and managed by RD Management - consistently ranked among the nation's largest, privately held real-estate development and management organizations.

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IKON
REALTY GROUP LLC

Member of:



Executive Summary



OFFERING SUMMARY

Base Rental Rate:	Negotiable - Call for Pricing
NNN:	Est. at \$7.45/SF/year
Building Size:	36,000 SF
Available SF:	2,826 SF (Expandable)
Lot Size:	3.57 Acres
Parking	728
Number of Units:	13
Zoning:	General Business
Market:	Capital Region
Submarket:	Glenville

PROPERTY OVERVIEW

A turn-key restaurant space available in this dynamic shopping center anchored by Target. Co-tenancy with a freestanding Panera Bread, along with Visionworks, MattressFirm, Pet Supplies Plus, T-Mobile, H&R Block, ZoomTan, Hair Studio One, and SuperNail & Spa.

LOCATION OVERVIEW

Ideally located at the busiest intersection in the Glenville trade area with combined traffic counts approaching +/-30,000 cars/day at the intersection of Route 50 and Glenridge Road. Customers are captured from not only the Glenville and Scotia markets, but other surrounding communities in both Schenectady and Saratoga counties.

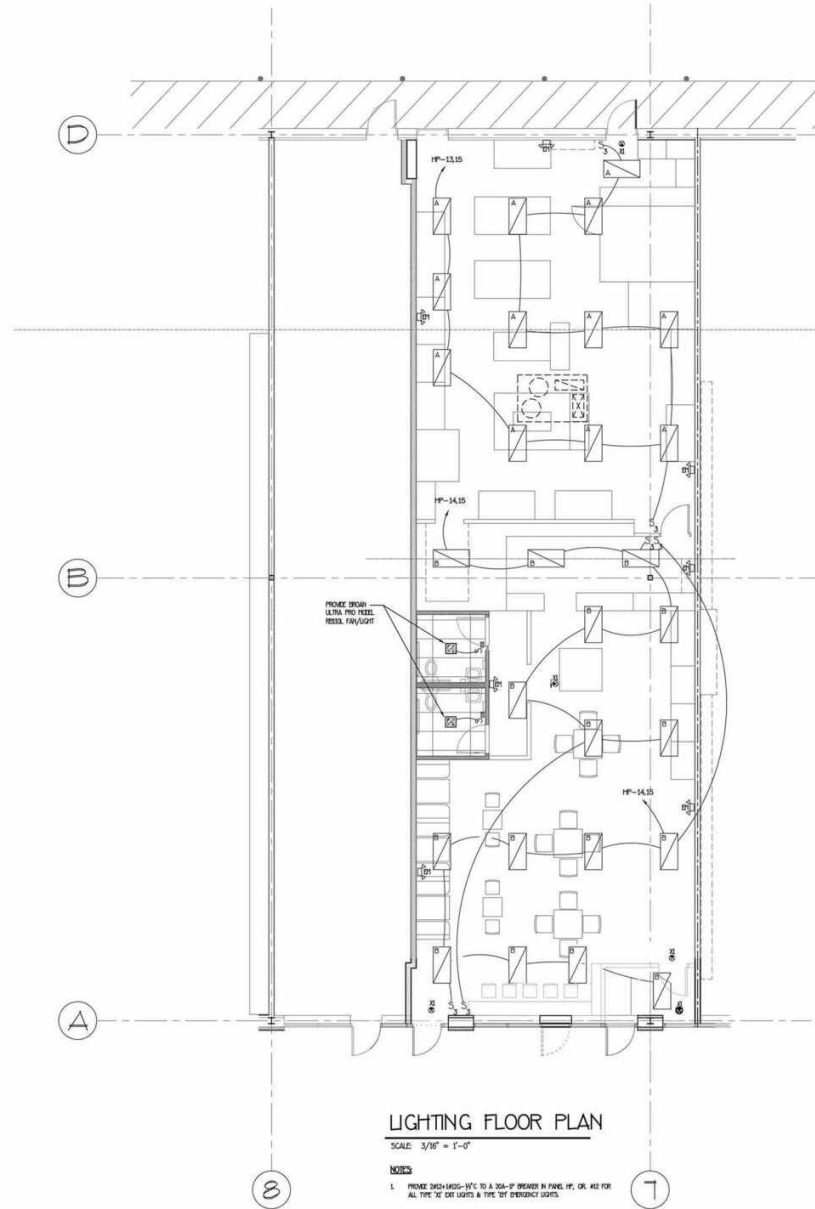
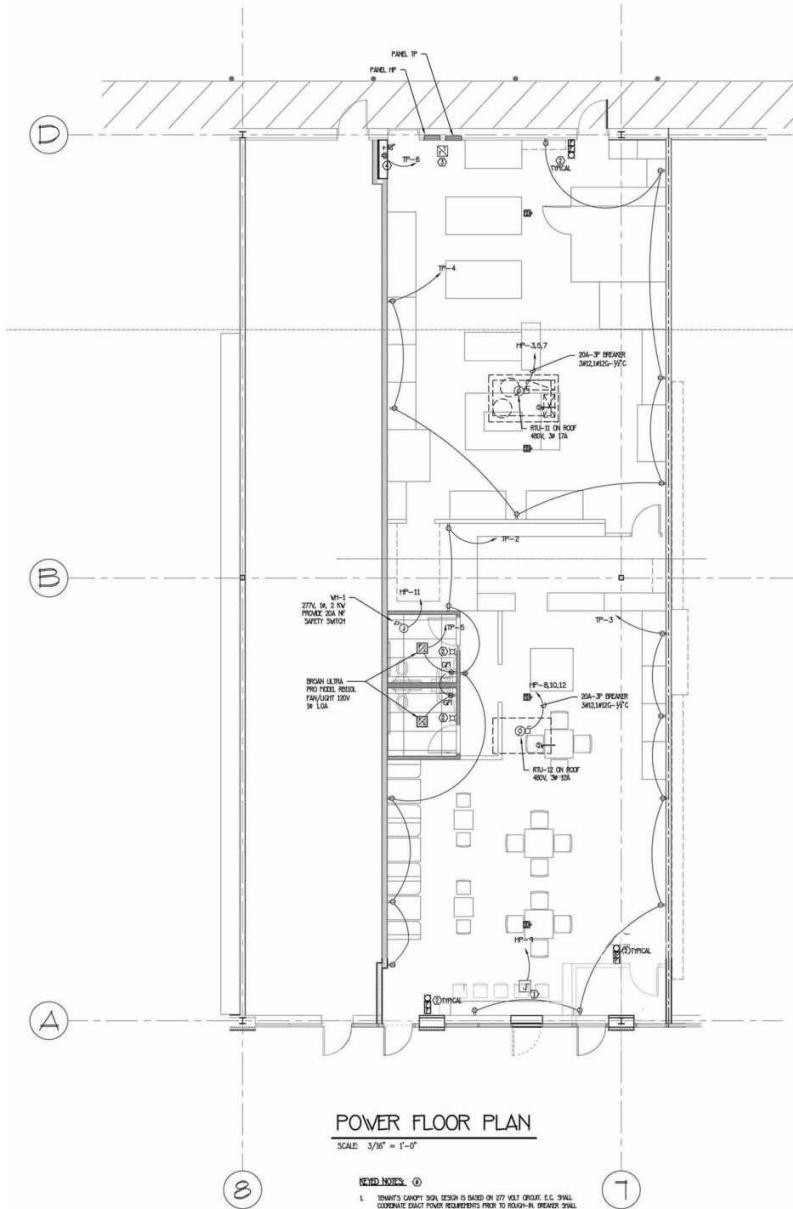
AVAILABLE SPACE

- A +/-2,826 SF turn-key restaurant space with all furniture, fixtures, and equipment in place, all of which can be utilized by the next tenant
- Expandable to +/-4,251 SF

Additional Space Photos



Floor Plans



Site Plan

Target Shopping Center

Saratoga Road (NYS 50) and Glenridge Road
Glenville (Albany), New York 12302



Target 135,000 sf

Retail A				
1. Vision Works	2,938 sf	7. Zoom Tan		1,449 sf
2. Mattress Firm	5,950 sf	8. Available	(20' x 95')	1,900 sf
3. Pet Supplies Plus	8,376 sf	9. T-Mobile		1,900 sf
4. Super Nail & Spa	1,900 sf	10. H&R Block		1,702 sf
5. Available	(15' x 95') 1,425 sf	11. Hair Studio One		1,450 sf
6. Available	(15' x 95') 2,826 sf	12. Panera Bread with Drive-Thru		3,800 sf



Location Aerial



Additional Shopping Center Photos



Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	196	1,066	4,311
Average Age	44	44	45
Average Age (Male)	42	43	43
Average Age (Female)	46	46	47
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	82	444	1,751
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$129,062	\$131,281	\$127,299
Average House Value	\$384,810	\$368,715	\$370,075

* Demographic data derived from 2020 ACS - US Census

