



Renovo
REAL ESTATE

OFFERING MEMORANDUM
DEVELOPMENT-READY COMMERCIAL SITE

132 SARATOGA RD

— GLENVILLE, NEW YORK 12302 —

PRIME RETAIL / RESTAURANT
DEVELOPMENT OPPORTUNITY

SITE

± 0.94 ACRES

DEVELOPMENT-READY
COMMERCIAL SITE



SIGNALIZED
CORNER LOCATION



PUBLIC WATER
& SEWER



APPROVED PLANS
& VARIANCES
IN PLACE



SELLER WILL
DEMOLISH
STRUCTURE



STRONG TRAFFIC
COUNTS & GROWING
TRADE AREA

\$599,900



19,912 AADT
RT 50 (SARATOGA RD)



PRIME RETAIL
CORRIDOR



GROWING
RESIDENTIAL AREA



NEARBY NATIONAL
RETAILERS



EASY ACCESS
TO MAJOR ROUTES



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Executive Summary

01

Executive Summary

Renovo Real Estate is pleased to present 132 Saratoga Road, a highly visible and development-ready commercial site located in the heart of Glenville, New York—one of the Capital Region's most established and sought-after retail corridors.

Positioned directly on Route 50 (Saratoga Road), the property offers outstanding 138 feet of frontage, strong traffic counts and immediate access to a dense mix of national retailers, restaurants and essential services. The location benefits from consistent year-round consumer traffic and serves as a major east–west connector between Schenectady, Clifton Park and Saratoga Springs.

With its strategic location, flexible commercial zoning, compact parcel size and town-approved site plan for a 10,000 SF two-story building with 40 parking spaces, 132 Saratoga Road presents an excellent opportunity for retailers, service users or investors seeking a high-exposure site in a proven and growing trade area.

Property Summary



±0.94 Acres (40,946 SF)
of prime commercial land at the
signalized corner of Route 50 and
Rudy Chase Drive



138 Feet of Frontage on Route 50
with excellent visibility and access



**Town Approved for a 10,000 SF
Two-Story Building**
with 40 dedicated parking spaces



Zoned Commercial (Town of Glenville)
allows a wide range of retail, office,
service and mixed-use development
opportunities



Existing structure on site to be demolished,
offering a clean, development-ready footprint



All public utilities available or in close proximity,
including municipal water, sewer, natural gas
and electric



Located within a major retail corridor
featuring Target, Walmart, Hannaford, Aldi, CVS,
Dunkin', Starbucks, Chipotle, Panera and
numerous national retailers



19,912 AADT on Route 50 (Saratoga Road)
one of Glenville's primary commercial
thoroughfares



**Minutes to I-87 via Route 50 and the
NY Thruway,** providing quick regional access
throughout the Capital District



Dense and affluent trade area
with more than 110,000 residents within a
5-mile radius and strong household
income levels



Surrounded by established neighborhoods,
office parks and multi-family developments,
creating a steady year-round customer base



**Ideal for retail, restaurant, medical,
professional office or service-oriented users**
seeking a high-visibility, accessible location



Area Overview

02

Vicinity Map



★ **132 Saratoga Rd**
Glenville, NY 12302

● **Area Amenities**

Mobil - 0.2 mi.	Chipotle Mexican Grill - 0.3 mi.
Sunmark Credit Union - 0.2 mi.	Urgent Care - 0.3 mi.
CVS Pharmacy - 0.2 mi.	Bowled - 0.4 mi.
Dunkin' - 0.2 mi.	Stratton Air BASE - 0.01 mi.
Speedway - 0.2 mi.	Apartment Complex - Adjacent
Starbucks - 0.2 mi.	Additional Apartment Complex - 0.2 mi.
Five Guys - 0.2 mi.	Glenridge Rd (Route 914V) - 0.3 mi.
Hannaford Supermarket - 0.2 mi.	Route 50 - 0.2 mi.
IBI Broadview - 0.2 mi.	Saratoga Springs - 12 mi.
Jersey Mike's Subs - 0.2 mi.	Downtown Schenectady - 8 mi.
Panera Bread - 0.2 mi.	Downtown Albany - 16 mi.
Target - 0.3 mi.	
McDonald's - 0.3 mi.	

PROPERTY HIGHLIGHTS



High Visibility Location
Located on Saratoga Rd (Route 50) with 79,913 AADT



Signalized Intersection
Near signalized intersection at Saratoga Rd and Glenridge Rd



Surrounded by Retail
National retailers, restaurants, and essential services nearby



Easy Access
Less than 2 miles to I-890 and I-90



Strong Demographics
Over 128,000 people within a 5-mile radius



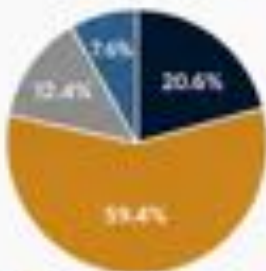
DEMOGRAPHICS

GLENVILLE, NEW YORK | 2025 COMMUNITY PROFILE

The following demographic information is based on a 2025 Esti Forecast and 2020-2024 U.S. Census ACS data for Glenville, NY (Town), Schenectady County.

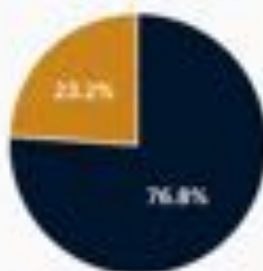
POPULATION	MEDIAN HOUSEHOLD INCOME	PER CAPITA INCOME	HOUSEHOLDS	HOMEOWNERSHIP RATE	MEDIAN HOME VALUE	MEDIAN GROSS RENT
29,701 2025 Estimate	\$98,423 2020-2024 ACS	\$49,104 2020-2024 ACS	12,278 2025 Estimate	76.8% 2020-2024 ACS	\$257,400 2020-2024 ACS	\$1,247 2020-2024 ACS

AGE DISTRIBUTION
2025 Estimate



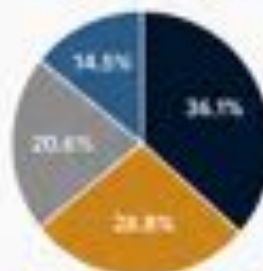
- Under 18 (20.6%)
- 18 - 44 (59.4%)
- 45 - 64 (12.4%)
- 65+ (7.6%)

HOUSING TENURE
2025 Estimate



- Owner-Occupied (76.8%)
- Renter-Occupied (23.2%)

EDUCATION (25+ YEARS)
2020-2024 ACS



- Bachelor's Degree or Higher (36.1%)
- Some College / Associate (28.8%)
- High School Graduate (20.6%)
- Less Than High School (14.5%)

WHY GLENVILLE?



AFFLUENT COMMUNITY

Median household income of \$98,423 is well above the national average.



STRONG HOMEOWNERSHIP

76.8% homeownership rate reflects a stable, established residential market.



RETAIL & SERVICE DEMAND

High incomes and household stability drive consistent demand for retail, dining, and personal services.



TRAFFIC & ACCESS

Located on Saratoga Rd (Route 50) with 71,913 AADT and easy access to I-90 and the Capital Region.



GROWING CORRIDOR

Surrounded by national retailers, restaurants, and essential services in a thriving commercial area.



LARGE TRADE AREA

Over 128,000 people within a 5-mile radius support a strong customer base for businesses.

TRADE AREA OVERVIEW



RADIUS	POPULATION	HOUSEHOLDS	MEDIAN HH INCOME	AVG HH INCOME	DAYTIME POPULATION
1 MILE	6,096	2,457	\$89,097	\$111,098	4,205
3 MILES	47,481	19,418	\$96,987	\$121,897	28,659
5 MILES	128,232	51,448	\$98,543	\$125,411	74,492

Source: Esti 2025 Estimates, 2020-2024 ACS, Census ACS



IDEAL FOR:

Retail • Restaurant • Coffee • Quick Service
Medical • Bank • Professional Office • Fitness



The Route 50 corridor in Glenville offers exceptional visibility, strong traffic counts, and a high-income trade area—creating the ideal environment for successful retail and commercial development.



STRATTON AIR NATIONAL GUARD BASE

A STRATEGIC ECONOMIC DRIVER JUST MINUTES FROM 132 SARATOGA ROAD



LESS THAN
1 MILE
FROM THE SITE

ABOUT STRATTON

Located less than one mile from 132 Saratoga Road, Stratton Air National Guard Base is home to the 109th Airlift Wing, one of the most unique aviation units in the world. The base operates the only ski-equipped LC-130 Hercules aircraft in the U.S. military, supporting scientific research missions throughout Antarctica and Greenland while maintaining federal and state emergency response capabilities.



109TH AIRLIFT WING

- Only ski-equipped LC-130 aircraft in the world
- Polar Airlift Support for the National Science Foundation
- Airlift - Emergency Response - Disaster Relief
- Proudly Serving the Nation and the Community

BY THE NUMBERS

	DISTANCE FROM PROPERTY = 1 Mile
	INSTALLATION Stratton Air National Guard Base
	PRIMARY UNIT 109th Airlift Wing
	AIRCRAFT MISSION Polar Airlift / National Science Foundation
	AIRCRAFT LC-130 "Skibirds"
	FEDERAL & STATE MISSION Airlift - Emergency Response - Disaster Relief - Polar Operations

STRATEGIC LOCATION



STABLE EMPLOYMENT BASE

Stratton employs more than 1,200 military, civilian, and technician personnel, along with contractors and support staff, providing a consistent and reliable daytime population.



NATIONALLY UNIQUE MISSION

The 109th Airlift Wing is the only military organization in the world flying ski-equipped LC-130 aircraft capable of landing on snow and ice to support missions in Antarctica and Greenland.



LONG-TERM FEDERAL INVESTMENT

The federal government continues to invest in Stratton's future. In 2026, Congress approved \$744 million to begin construction of the next generation of LC-130 aircraft, reinforcing the long-term importance of the base.



COMMUNITY & MISSION FOCUS

Stratton plays a vital role in emergency response, disaster relief, military training, and community partnerships across the Capital Region and the State of New York.



Stratton Air National Guard Base generates more than \$400 million in annual economic impact throughout Schoenectady County and the Capital Region.

- Military & civilian payroll
- Federal contracts
- Aircraft maintenance
- Research support
- Visiting personnel
- Local procurement
- Construction & infrastructure
- Hospitality & restaurant spending

Its year-round operations create reliable consumer demand that benefits surrounding retail, restaurant, office, medical, and service-oriented businesses.

IDEAL SUPPORTING BUSINESSES



Proximity to Stratton Air National Guard Base enhances the long-term viability of 132 Saratoga Road by providing a dependable employment center, recurring consumer demand, and a steady flow of military personnel, civilian employees, contractors, and visitors—strengthening the site's position in one of the Capital Region's most active commercial corridors.

**Photos/
Aerials**

03





REGIONAL ACCESS

Located on **Route 50** in the heart of Glenville, 132 Saratoga Road offers outstanding access to **I-890**, **I-90**, **Downtown Schenectady**, **Clifton Park**, and **Saratoga Springs**.

Positioned within one of the Capital Region's most established retail corridors, the property benefits from exceptional visibility, regional connectivity, and proximity to major employment centers, national retailers, and dense residential neighborhoods.



ROUTE 50
HIGH VISIBILITY &
EASY ACCESS



I-890
2.5 MILES



I-90 (NYS THRUWAY)
6 MILES



**DOWNTOWN
SCHENECTADY**
6 MILES



CLIFTON PARK
12 MILES



SARATOGA SPRINGS
27 MILES



CENTRALLY LOCATED. CONNECTED TO WHAT MATTERS.

STRONG ACCESS. STRONG MARKET. STRONG OPPORTUNITY.

Addendums

04

Chapter 270. Zoning

Article V. Uses Permitted and Dimensional Regulations by District

§ 270-18. CB Community Business District.

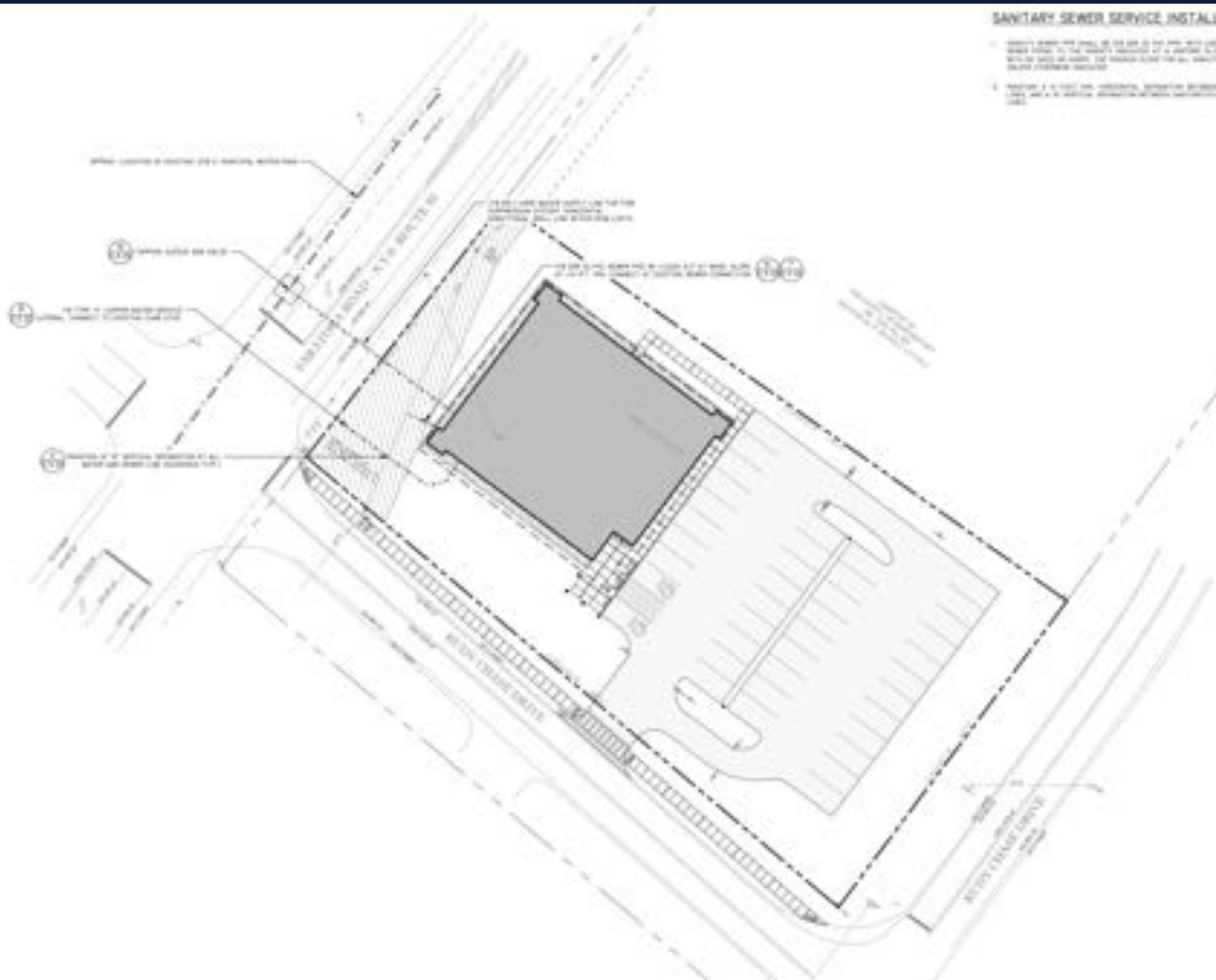
The following apply to the CB Community Business District:

- A. Purpose: to provide for the basic community services, employment, convenience shopping and recreation for persons residing in nearby residential areas and the local community. It is further intended to provide additional housing opportunities within mixed-use buildings.
- B. Uses permitted by site plan review.
 - (1) Retail businesses, not to exceed 20,000 square feet of gross floor area.
 - (2) Banks, professional, medical, governmental and general offices not to exceed 20,000 square feet of gross floor area.
 - (3) Personal services.
 - (4) Public and private clubs, fraternities and lodges.
 - (5) Day-care centers.
 - (6) Residential dwelling units within the same building as any other use permitted within this district, provided the residence(s) is (are) not located on the ground floor.
 - (7) Bed-and-breakfast establishments.
 - (8) Nurseries, garden shops and florists.
 - (9) Museums.
 - (10) Libraries.
 - (11) Personal wireless service facilities.
 - (12) Microbreweries, microwineries and microdistilleries.
 - (13) Contractor's offices.
 - (14) Restaurants, cafes and other eating establishments.
[Amended 9-6-2023 by L.L. No. 4-2023]
- C. Uses permitted by conditional use permit which also require site plan review.
 - (1) Indoor recreation facilities.
- D. Dimensional regulations. The Table of Dimensional Regulations is **included as an attachment to this chapter.**



SANITARY SEWER SERVICE INSTALLATION NOTES:

1. VERIFY EXISTING AND PROPOSED LINES ARE IN THE SAME PLANE AND HORIZONTAL. VERIFY THE EXISTING LINES ARE IN THE SAME PLANE AND HORIZONTAL. VERIFY THE EXISTING LINES ARE IN THE SAME PLANE AND HORIZONTAL.
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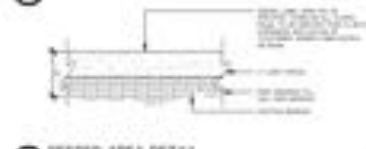




1 ENLARGED PLANT BED



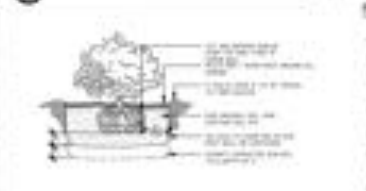
2 ENLARGED PLANT BED



3 SEEDS AREA DETAIL



4 PERENNIAL & GRASS PLANTING DETAIL

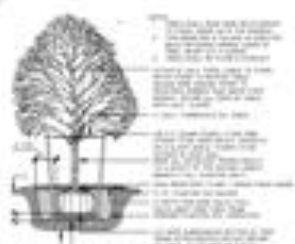
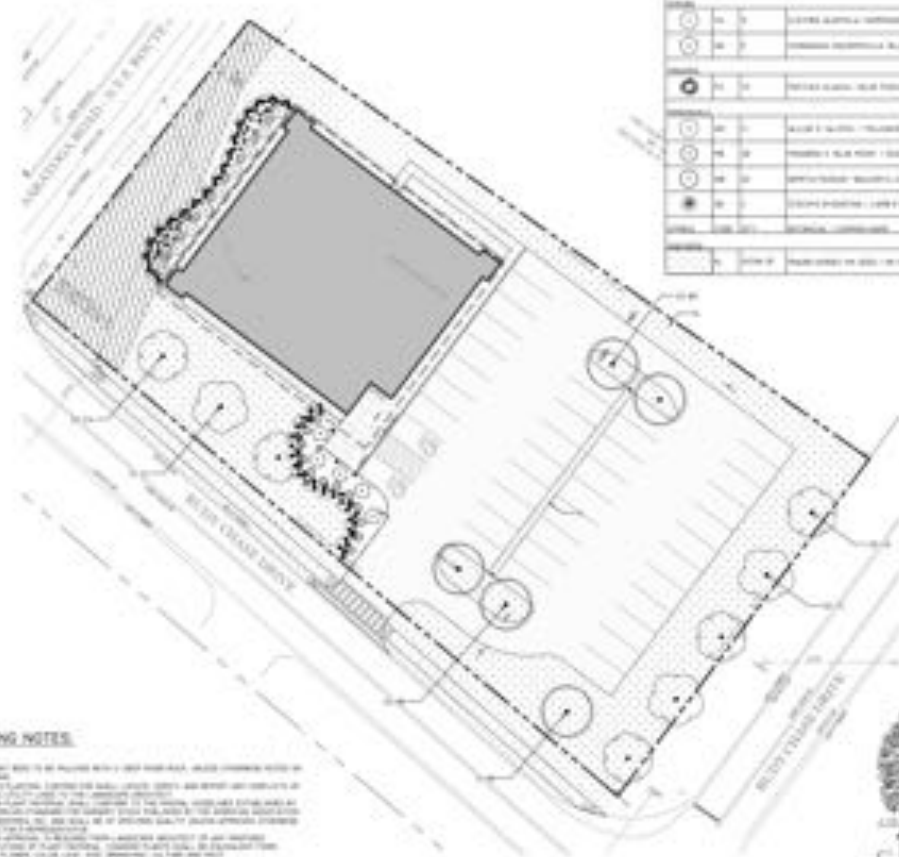


5 BALLED & BURLAPPED (BAB) DETAIL

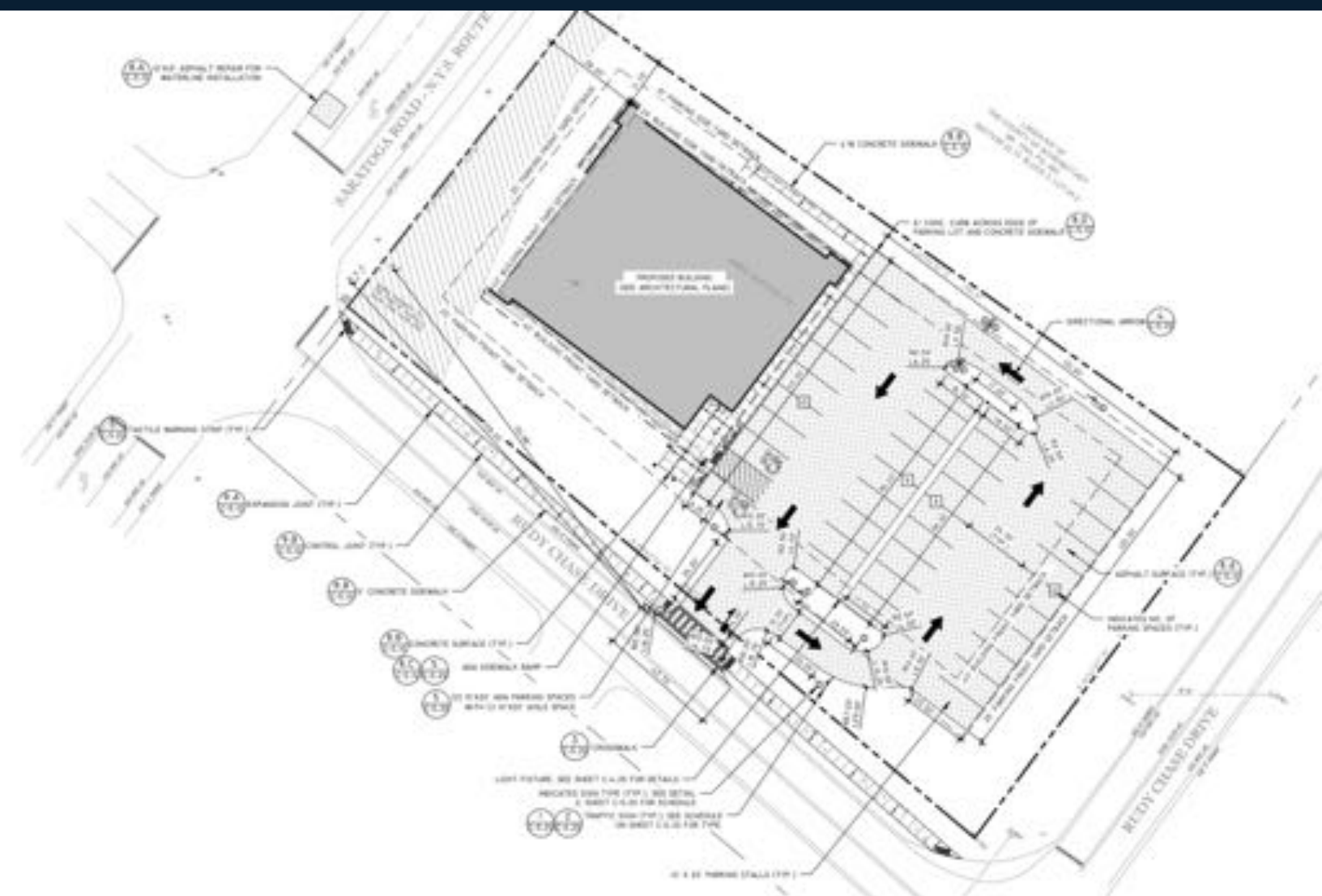
PLANTING NOTES

1. ALL PLANT BEDS TO BE PLANTED WITH 1" DEEP MULCH. MULCH COVERS MUST BE 1" DEEP.
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20. MULCH TO BE PLANTED WITH 1" DEEP MULCH. MULCH COVERS MUST BE 1" DEEP.

NO.	QTY.	DESCRIPTION	DATE	REVISION
1	1	1" DEEP MULCH	1/1/11	1
2	1	1" DEEP MULCH	1/1/11	1
3	1	1" DEEP MULCH	1/1/11	1
4	1	1" DEEP MULCH	1/1/11	1
5	1	1" DEEP MULCH	1/1/11	1
6	1	1" DEEP MULCH	1/1/11	1
7	1	1" DEEP MULCH	1/1/11	1
8	1	1" DEEP MULCH	1/1/11	1
9	1	1" DEEP MULCH	1/1/11	1
10	1	1" DEEP MULCH	1/1/11	1
11	1	1" DEEP MULCH	1/1/11	1
12	1	1" DEEP MULCH	1/1/11	1
13	1	1" DEEP MULCH	1/1/11	1
14	1	1" DEEP MULCH	1/1/11	1
15	1	1" DEEP MULCH	1/1/11	1
16	1	1" DEEP MULCH	1/1/11	1
17	1	1" DEEP MULCH	1/1/11	1
18	1	1" DEEP MULCH	1/1/11	1
19	1	1" DEEP MULCH	1/1/11	1
20	1	1" DEEP MULCH	1/1/11	1



6 DECIDUOUS TREE PLANTING DETAIL



Investment Highlights

05

INVESTMENT HIGHLIGHTS

A PREMIER COMMERCIAL DEVELOPMENT OPPORTUNITY

Renovo Real Estate is pleased to present 132 Saratoga Road, a ±0.94-acre commercial parcel strategically located along Route 50 in Glenville, New York—one of the Capital Region's most active retail corridors.

The property offers outstanding visibility, full municipal utilities, and exceptional access—ideal for national franchises, quick-service restaurants, retail, medical, and service-oriented users.



	PRIME ROUTE 50 FRONTAGE 138 feet of frontage with excellent visibility and prominent signage opportunity
	SIGNALIZED INTERSECTION Located at the corner of Route 50 & Rudy Chase Drive with multiple access points
	FULL MUNICIPAL UTILITIES Public water and public sewer available at the site
	LEVEL, USABLE SITE ±0.94 acres of level topography; ready for immediate development
	STRONG TRADE AREA Surrounded by national retailers, established neighborhoods, and growing residential communities
	HIGH TRAFFIC COUNTS ±19,900 vehicles per day on Route 50 (NYSDOT 2023)

OFFERING SUMMARY	
PROPERTY ADDRESS	132 Saratoga Road, Glenville, NY 12302
PARCEL SIZE	±0.94 Acres (±41,673 SF)
FRONTAGE	138 Feet on Route 50
ZONING	Commercial
UTILITIES	Public Water Public Sewer
ACCESS	Signalized intersection with multiple access points
TOPOGRAPHY	Level
TRAFFIC COUNT	±19,900 Vehicles Per Day (NYSDOT 2023)
REAL ESTATE TAXES (EST.)	To be provided
ASKING PRICE	\$599,900

IDEAL FOR NATIONAL FRANCHISE & RETAIL USERS

							
QUICK-SERVICE RESTAURANTS	RETAIL STORES	MEDICAL / URGENT CARE	COFFEE / BEVERAGE	BANKING / FINANCIAL	AUTOMOTIVE SERVICES	FITNESS / WELLNESS	AND MORE

			
STRATEGIC LOCATION Positioned on Route 50 with easy access to I-890, I-90, Downtown Schenectady, Clifton Park, and Saratoga Springs.	STRONG DEMAND DRIVERS Minutes from Stratton Air National Guard Base, major employers, schools, and a dense residential population.	EXCEPTIONAL VISIBILITY High traffic corridor with excellent exposure and prominent signage opportunities.	DEVELOPMENT READY Level site, utilities in place, and flexible commercial zoning—minimizing development time and costs.



132 Saratoga Road offers the visibility, access, and location that national brands demand in one of the Capital Region's most established retail corridors.





Renovo
REAL ESTATE

132 SARATOGA RD
GLENVILLE, NEW YORK 12302

LET'S BUILD SOMETHING GREAT

INTERESTED IN THIS OPPORTUNITY?

I'd love to connect and provide more information about 132 Saratoga Road. Whether you're ready to develop now or planning for the future, this site offers the visibility, access, and flexibility your brand needs to grow.

Contact me today to schedule a site tour, receive additional materials, or discuss how this location can work for you.



CONTACT ME *I'm here to help!*



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(518) 369-4545



Office:
(518) 288-3349



Email:
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1490 Saratoga Rd, Suite 5
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Your Vision. Our Expertise.
LET'S MAKE IT HAPPEN.

With nearly two decades of experience and a deep connection to the Capital Region market, I'm committed to helping you make confident, informed real estate decisions.



Renovo
REAL ESTATE

Jennifer Mentipty
Owner
Licensed Real Estate Broker

Serving the Capital Region with
integrity, expertise, and results.