



# MILL TOWN CENTRE

## RETAIL LEASING

31 TRIEBLE AVE  
MILTON, NY



**ALISON BURNSIDE**

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 **Atlantic**  
RETAIL

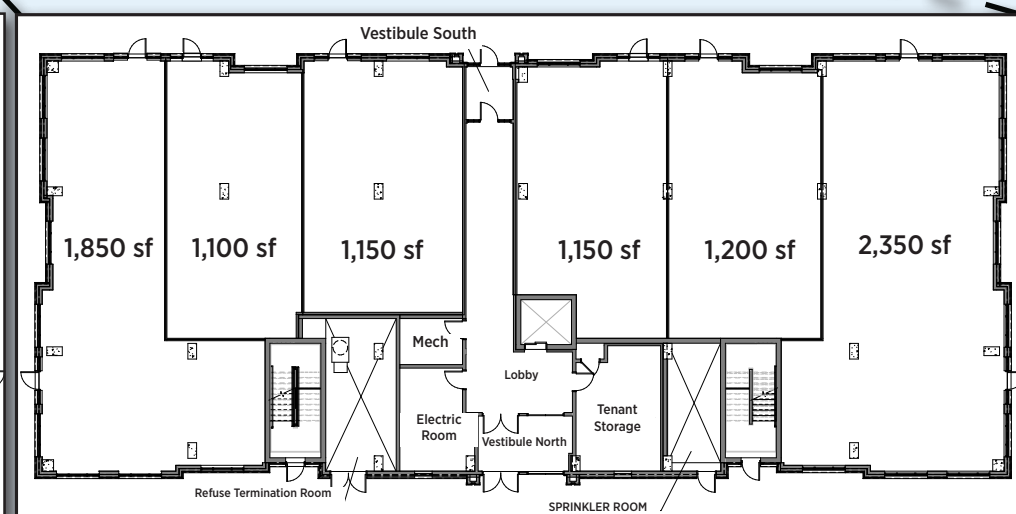
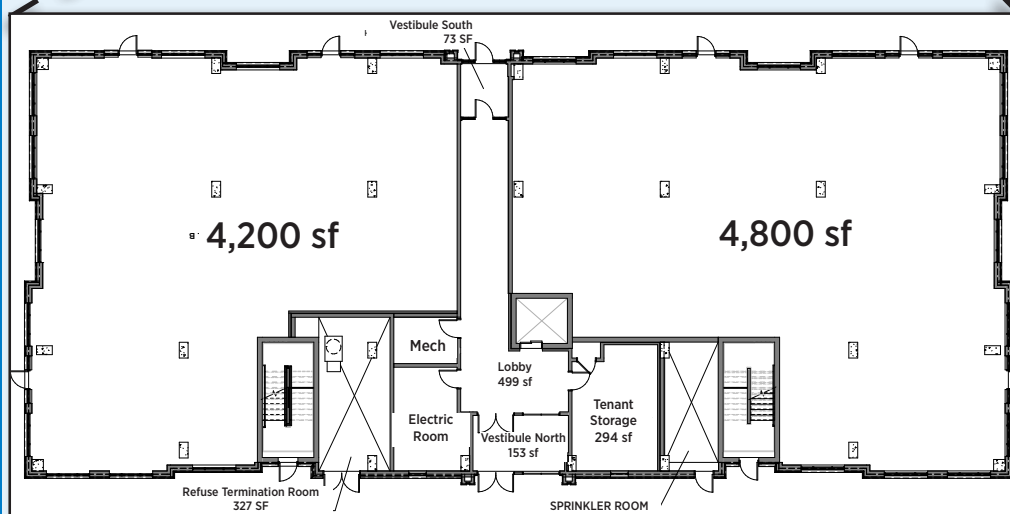
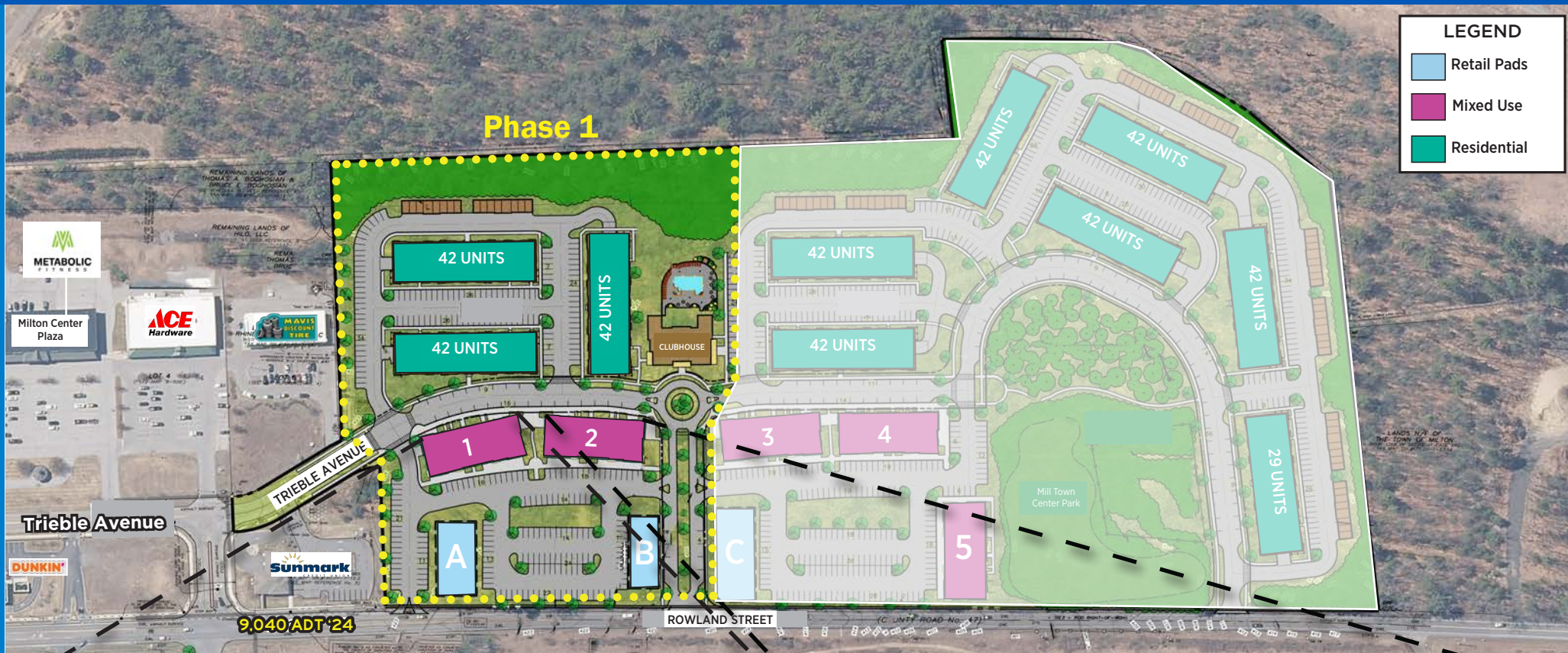


- Mill Town Centre is the Town of Milton's first mixed-use development, featuring residential, retail, and office space within a vibrant, walkable community.
- Ideally located in the heart of Milton near Hannaford, Stewart's Shops, McDonald's, Ace Hardware, Metabolic, and numerous other retailers, restaurants, and service-oriented businesses.
- Conveniently situated near downtown Ballston Spa, downtown Saratoga Springs, Saratoga Race Course, Saratoga Performing Arts Center (SPAC), and Saratoga Spa State Park.
- The 32-acre development will include 10 residential buildings totaling 507 apartment units, 5 mixed-use buildings with ground-floor commercial space, and 3 pad sites.
- Each mixed-use building contains +/- 9,000 sf of commercial space and 20 apartment units; pad sites have a flexible footprint.
- Phase I is currently under construction and consists of three residential buildings, two mixed-use buildings, and a clubhouse featuring a pool and resident amenities.
- Ample surface parking and convenient street parking available for retail customers.
- Anticipated delivery for Phase I is Spring 2027.

|                     |                                                             |
|---------------------|-------------------------------------------------------------|
| <b>ASKING RENTS</b> | Small Shop: \$25.00 psf NNN<br>Pad Sites: \$75,000/year NNN |
|---------------------|-------------------------------------------------------------|

|                         | <b>3 MILES</b> | <b>5 MILES</b> | <b>10 MILES</b> |
|-------------------------|----------------|----------------|-----------------|
| <b>POPULATION</b>       | 20,599         | 51,293         | 112,844         |
| <b>TOTAL HOUSEHOLDS</b> | 8,799          | 22,636         | 49,603          |
| <b>MED HH INCOME</b>    | \$101,220      | \$89,872       | \$96,924        |

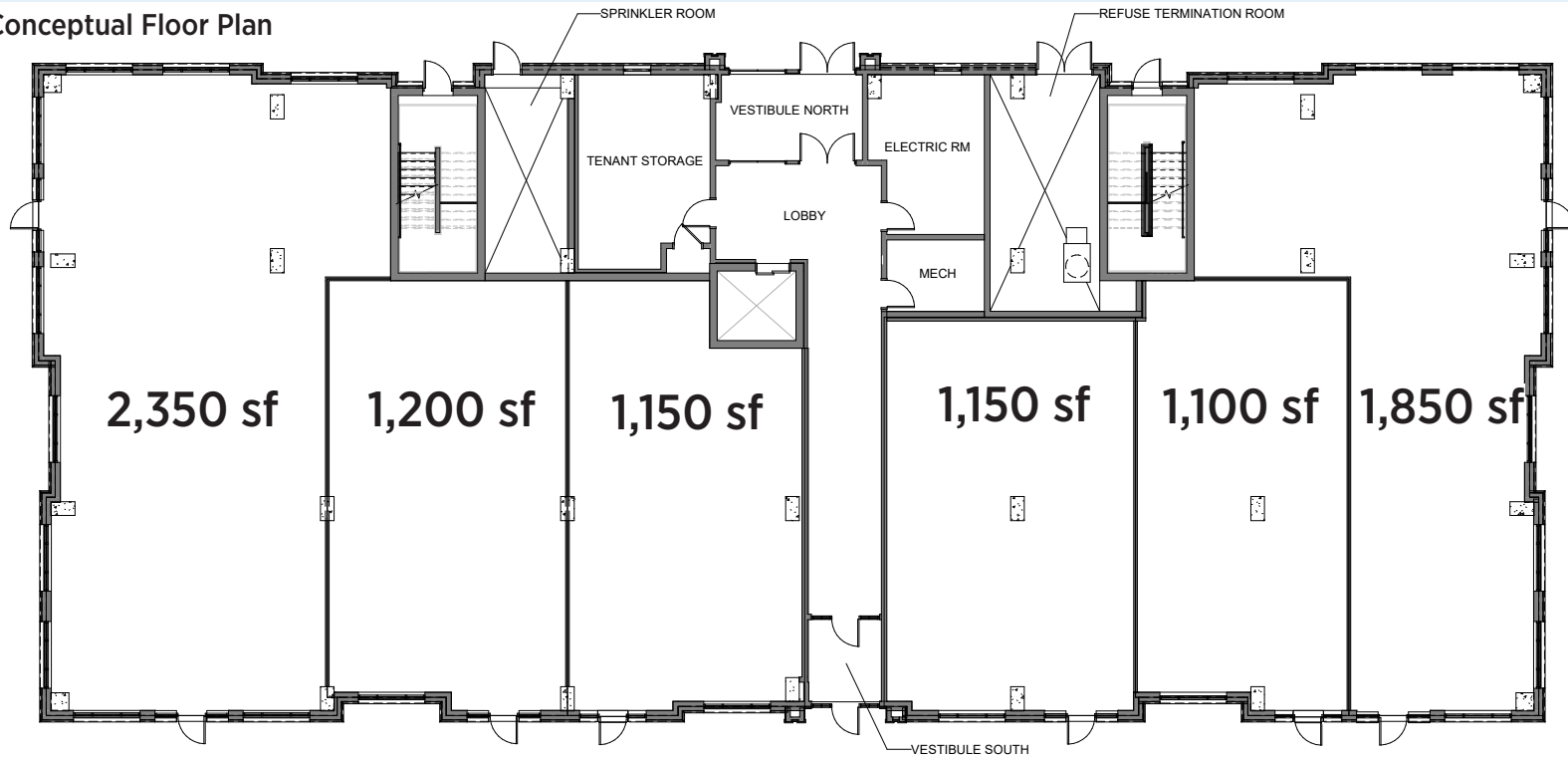




# TRIBLE AVENUE ELEVATIONS



Conceptual Floor Plan

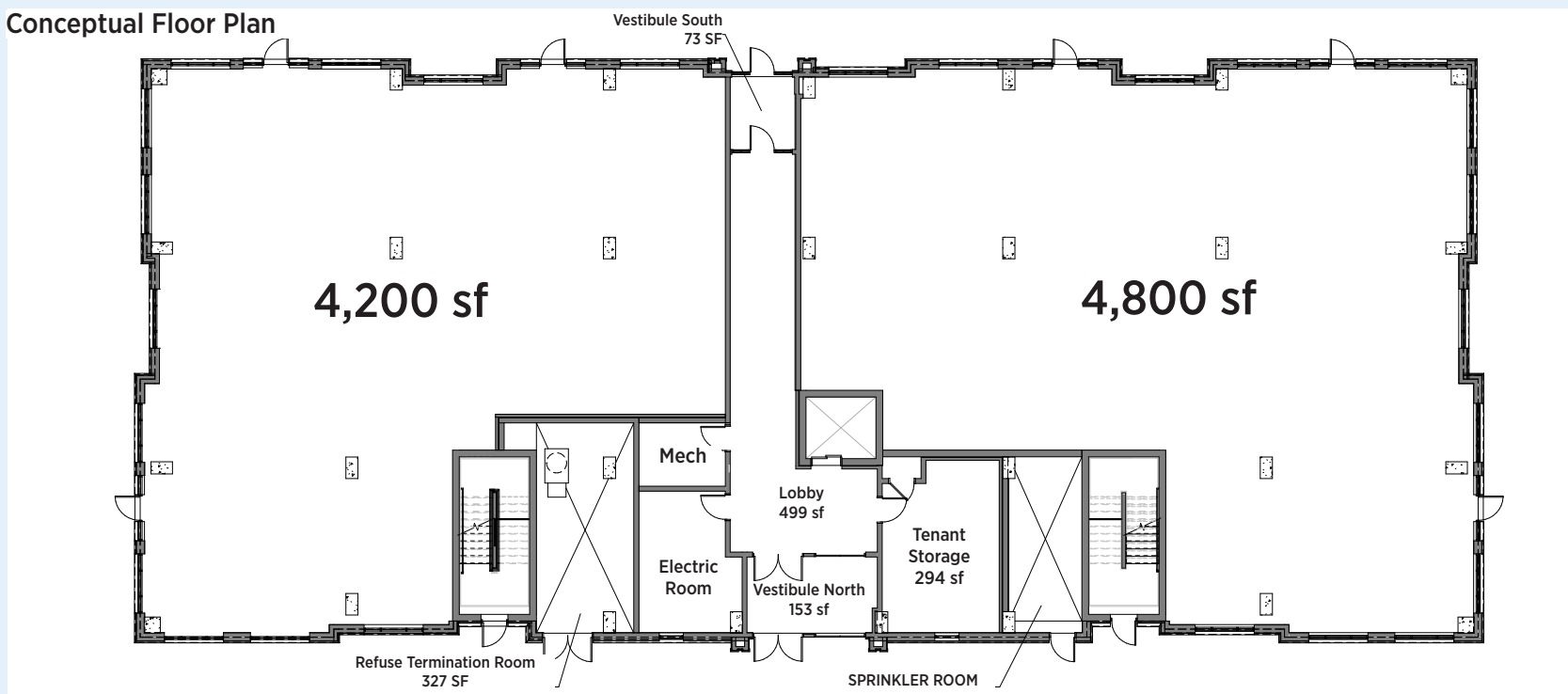


**Facing Tribble Avenue & Street Parking**

# ROWLAND STREET ELEVATIONS



Conceptual Floor Plan



**Facing Rowland Street & Parking Lot**





31 TRIEBLE AVENUE, MILTON, NEW YORK 12020

# MILL TOWNE CENTER

**MIXED USE DEVELOPMENT - RETAIL LEASING AVAILABLE**

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