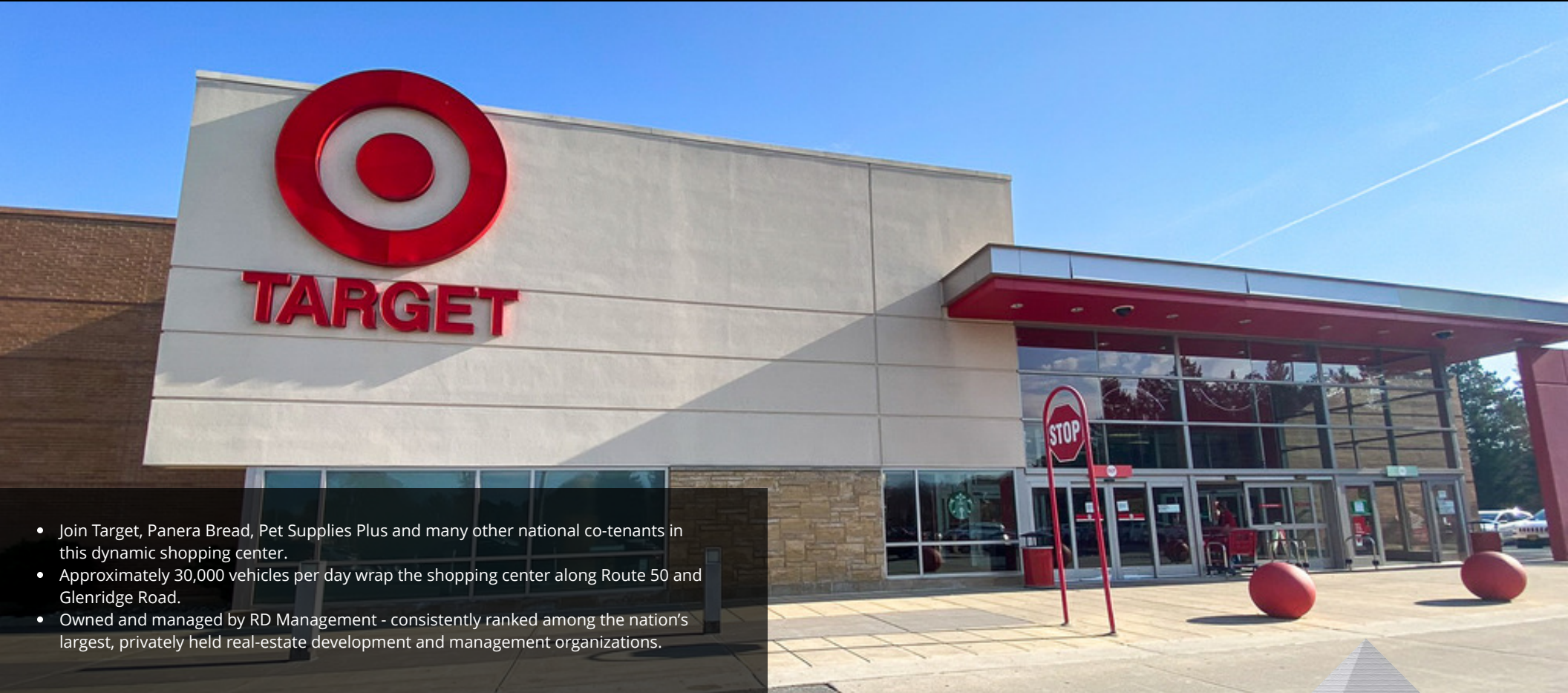


10 Glenridge Road, Glenville, NY 12302

# TARGET SHOPPING CENTER

Only Space Available - Small Shop Retail for Lease



- Join Target, Panera Bread, Pet Supplies Plus and many other national co-tenants in this dynamic shopping center.
- Approximately 30,000 vehicles per day wrap the shopping center along Route 50 and Glenridge Road.
- Owned and managed by RD Management - consistently ranked among the nation's largest, privately held real-estate development and management organizations.

## For More Information:

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All information furnished regarding properties for sale or lease is from sources deemed reliable; however, no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, change of price, prior sale, lease or withdrawal without notice.

**IKON**  
REALTY GROUP LLC

Member of:



**Executive Summary**



**OFFERING SUMMARY**

Base Rental Rate:	Negotiable - Call for Pricing
NNN:	Est. at \$8.35/SF/year
Building Size:	36,000 SF
Available SF:	1,900 SF
Lot Size:	3.57 Acres
Parking	728
Number of Units:	13
Zoning:	General Business
Market:	Capital Region
Submarket:	Glenville

**PROPERTY OVERVIEW**

This is the last remaining space in a fully leased shopping center anchored by Target — an exceptionally rare opportunity to join a proven, high-traffic lineup. Co-tenancy with a freestanding Panera Bread, along with VisionWorks, Mattress Firm, Pet Supplies Plus, T-Mobile, H&R Block, ZoomTan, Hair Studio One, SuperNail & Spa, and a new Mexican restaurant coming soon.

**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 SPACES**

- A +/-1,900 SF retail space (approximately 20' x 95') adjacent to T-Mobile and ZoomTan

Location Aerial



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
5-6. Mexican Restaurant	4,251 sf	11. Hair Studio One	1,450 sf
		12. Panera Bread with Drive-Thru	3,800 sf



09/21  
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Additional Photos



## Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,840	107,104	270,386
Average Age	44.8	37.8	39.8
Average Age (Male)	45.1	36.9	38.3
Average Age (Female)	44.6	38.6	41.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,063	40,185	103,221
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$84,189	\$67,558	\$75,034
Average House Value	\$222,412	\$197,856	\$228,121

\* Demographic data derived from 2020 ACS - US Census

