

Available Retail

8,680 Sq Ft
apx **80'** Frontage!

the main
intersection in
Washington County
near the VT border

Available Now:

8,680 sq ft
Retail Store

8648 NYS Rt 22
Granville, NY 12832

3,060,642
visits / year
to the Plaza

adjacent the Price Chopper Supercenter

On Quaker St (Rte 149) just north of NYS Rt 22 intersection
Washington County NY right near Vermont border

Owner Contact:

Allan Smith
Schuyler Companies
596 New Loudon Rd
Latham, NY 12110
asmith@schuylercompanies.com
Cell: 518-937-2630

NYS Principal Office Broker
SCHUYLER BROKERAGE CORP
Real Estate Salesperson
License #40SM1155946



Smoke'N'Save

Walgreens



SUBWAY

adjacent the only supermarket, the best position in this county seat @



Prominent position
with 80' Frontage



Available: **8,680** sq ft Retail

depicts repainted facade

8,680 sq ft Retail

< 80' Frontage >

8,680 sq ft (80' Frontage)
8648 NYS Rt 22, Granville, NY 12832

Available Now:

8,680 sq ft
80' Frontage!



Available Now **8,680 sq ft retail** @ Price Chopper Plaza, 8648 NY Rt 22, Granville, NY 12832

View from the second entrance to the Price Chopper Plaza

8648 NYS Rt 22, Granville, NY 12832

Available Now:

8,680 sq ft
(80' x 122')

8,680 sq ft Retail

**Price
Chopper
PLAZA**

Rent-A-Center
**8,680 sf
RETAIL**

ARROWBANK
SMOKE & SAVE NO.1
LAUNDRY CENTER HAIR STUDIO ONE

RAC Rent-A-Center

**prominent pylon signage
at both entrances**

Church St





**View of the 2 pylon signs for the Available Retail Store at
8648 NYS Rt 22, Granville, NY 12832**



Pylon 1 is at Rt 22 and 149

Pylon 2 is at CR 26
aka Church St



22

Quaker St

149

Aerial View Oriented West of
the available retail at
8648 State Rt 22, Suite 3
Granville, NY 12832



SIGN



Site is right next to the
supermarket anchor!
A prominent location at this
region's only **grocery** store



8,680 sf

8,680 sf
80' Frontage!

- #1 Chinese
- Laundromat
- SmokeNSave
- HSC HAIR STUDIO ONE
- RAC Rent-A-Center

SIGN

Church St

Over **3 Million** visits / year
to plaza & pads!

15,162 cars/day
combined daily
traffic exposed to
store signage

WASHINGTON
26
COUNTY

[Rt 22]

22

Granville
Middle School

Quaker St
Hardware

Scarlotta's
Car Hop

Village
Court

Fire
Dept

Church

Church

Do it Best
American
Hardware

Whitney's
Hunting
Supply &
Taxidermy

State
Valley

Granville
High School

Church St [CR 26]

**TRACTOR
SUPPLY CO**

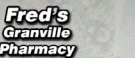


**SHOPPER**





also here:



Edward Jones
Making Sense of Investing



Granville
Sentinel
Fred's Granville Rte

DUNKIN'

Cumberland

Ad's

STOP

DOLLAR
GENERAL

Edward Jones

manual
Car wash

TD Bank

Available Now:

RETAIL STORE

8,680 sq ft

apx 80' Frontage!

Telescope
Casual Furniture
Factory

5,747,817 Visits/Yr
to all retail in
vicinity

North Oriented

High Altitude Aerial View
Price Chopper Plaza
8648 State Rt 22, Granville, NY 12832

149

22

High School Athletics
Fields

Price
Chopper

SITE

ADVANCE
AUTO PARTS

W

ARROW
BANK

M

SUBWAY

WASHINGTON
26
COUNTY

Moore's
Garage

Join this great lineup:





New #1 Chinese Restaurant
Smoke N Save



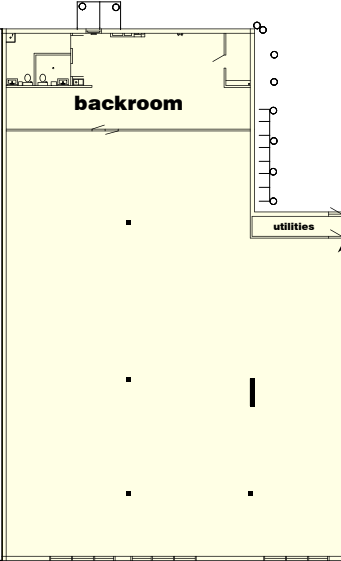
3,060,642 Visits/Year
to just these stores

**Building Key Plan of the Price Chopper Plaza
highlighting the available retail suite
located at 8648 State Rt 22, Granville, NY 12832**



**Price Chopper is
48,139 sq ft**

122' Overall Depth



80' Depth

**#1 Chinese Restaurant
1,760 sf (22' wide x 80' deep)**

**Laundromat
1,727 sq ft (21' 7" x 80')**

**SMOKE N SHUVE
1,200 sq ft
(15' x 80')**

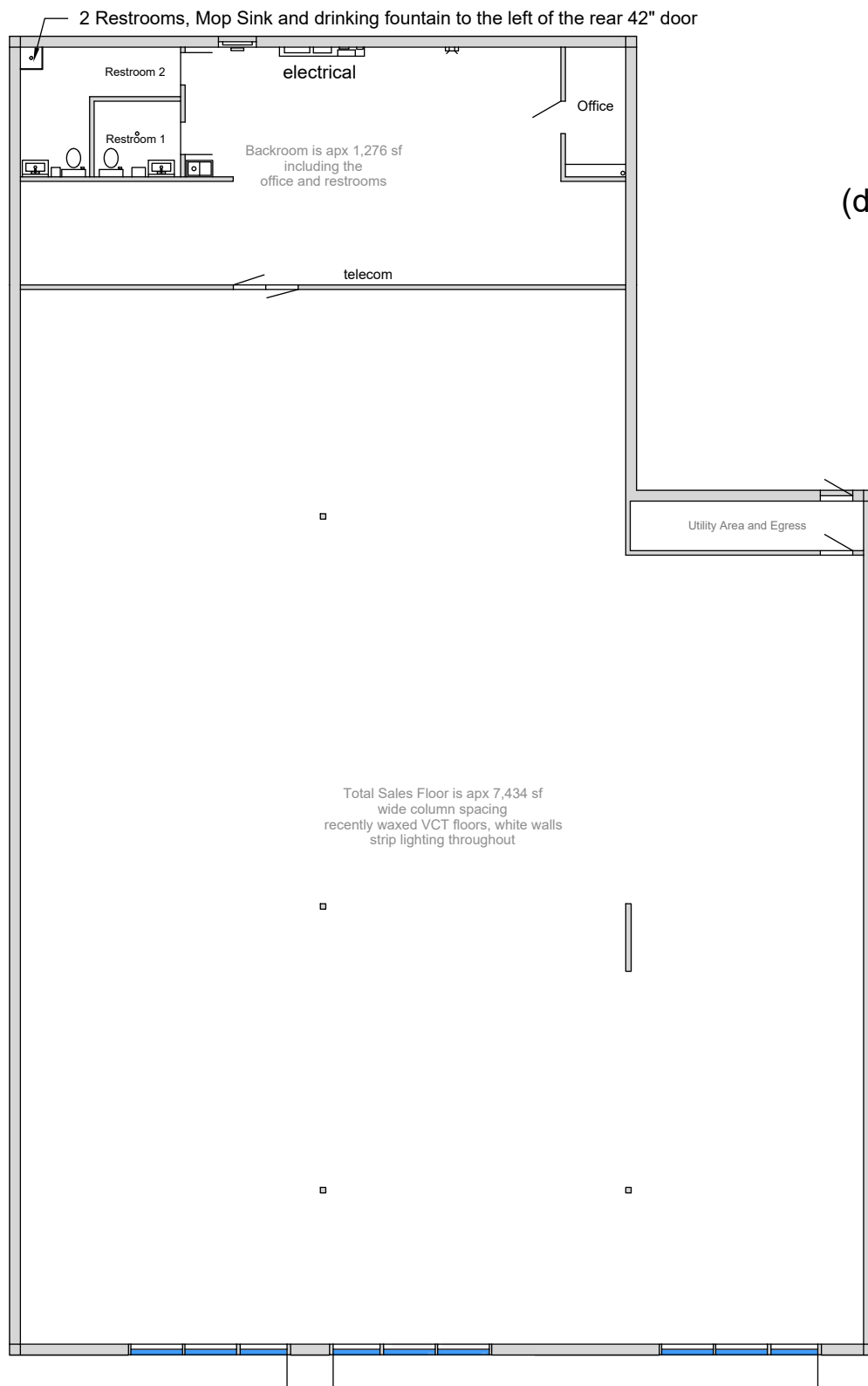
**Hair Studio
One
1,200 sq ft
(15' x 80')**

**RAC Rent-A-Center
3,000 sq ft (37.5' x 80')**

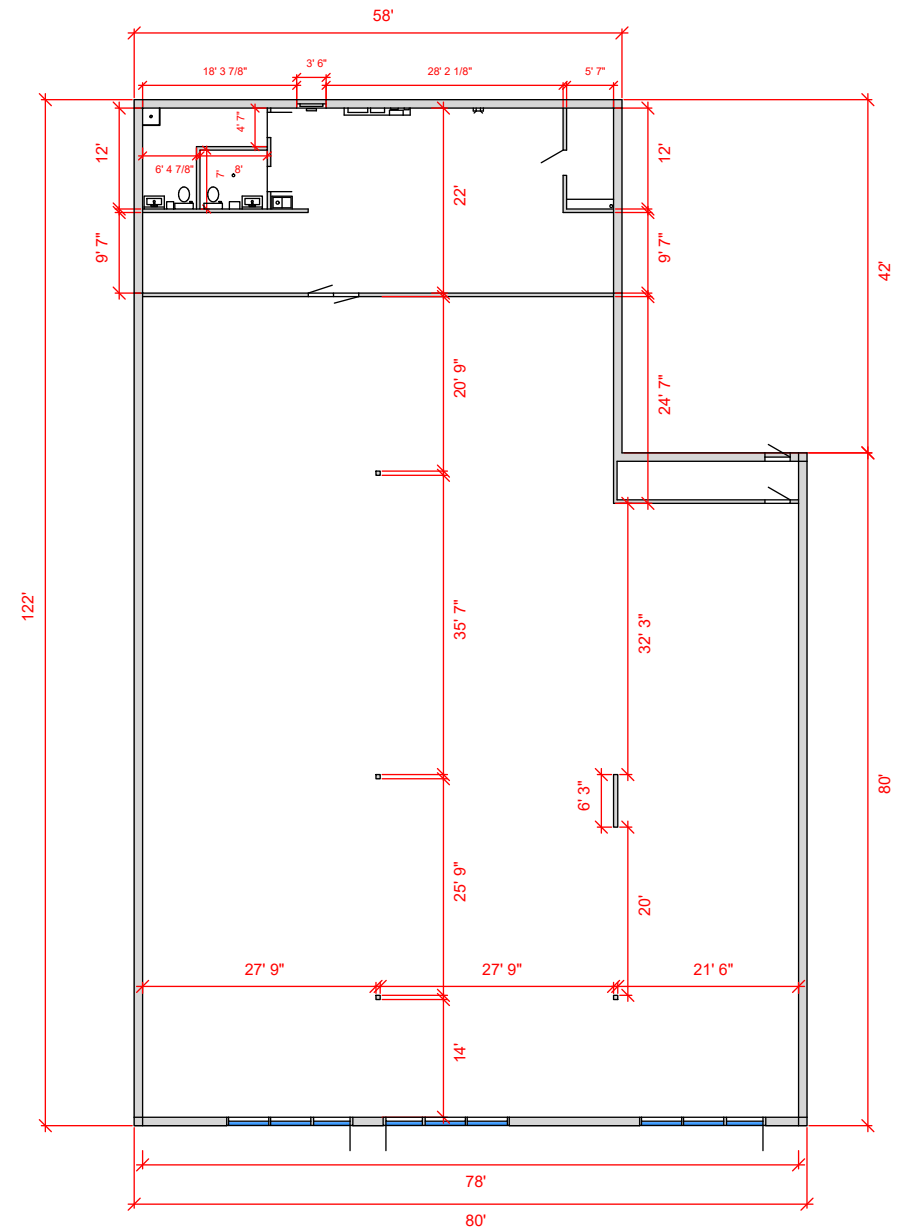
**For Lease
8,680 sf
Available
in yellow**

< apx. 80' Frontage! >

Canopy Covered Sidewalk



Existing Conditions Floorplan of the
Available Retail Suite at the Price Chopper Plaza
8648 State Route 22 Granville, NY 12832
8,680 sq ft with 80' frontage
(dimensioned plan below, plan without dimensions at left)



80' frontage along canopy covered storefront - 3 sets of windows each apx 15' wide, up to 3 doors available one can be locked off

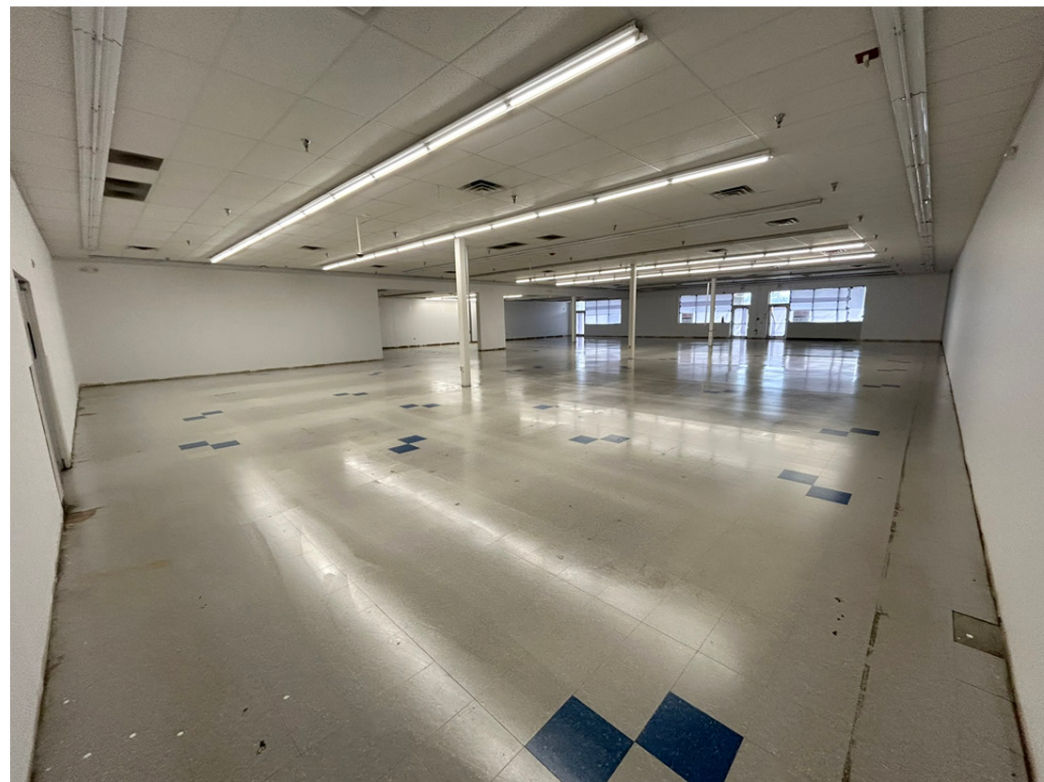


A Very Clean Retail Space
(owner just waxed the floors
and painted the walls)

8648 Rt 22, Granville, NY 12832

Available Now

8,680 sq ft with 80' Frontage



Demographic Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections

Lat/Lon: 43.3967/-73.2631

8648 NY Rt 22 Granville, NY 12832	5 Mile Radius	7 Mile Radius	10 Mile Radius	15 Mile Radius	20 Mile Radius	25 Mile Radius
Population						
2026 Est. Population	7,050	10,536	18,243	38,319	95,239	181,578
2026 Median Age	46.6	46.9	45.7	44.9	44.7	45.3
Households						
2026 Est. Households	3,004	4,457	7,190	15,707	41,142	80,248
Income						
2026 Est. Average Household Income	\$93,390	\$98,014	\$97,810	\$102,962	\$103,215	\$109,740
2026 Est. Median Household Income	\$69,507	\$70,735	\$70,869	\$76,422	\$77,020	\$82,208
2026 Est. Per Capita Income	\$39,897	\$41,557	\$38,620	\$42,352	\$44,771	\$48,667
Business						
2026 Est. Total Businesses	230	315	553	1,211	3,528	7,957
2026 Est. Total Employees	2,025	2,708	4,400	9,262	36,431	84,435
Other Stats from Unicast (SitesUSA Regis):			Granville is a captive market near the NY / VT border with decades of proven history and boasting immense visit counts proving its ability to service a wider trade area than normal. Granville is big enough to support a great business yet discourages excess competition			
Annual Visit Counts to the Price Chopper:	1,351,875					
Annual Visit Counts to all tenants at the shopping center:	3,060,642					
Annual Visit Counts to all area retail:	5,747,817					
Combined Average Daily Vehicular Traffic:	15,162					