

FOR LEASE

# Village Plaza

19 Clifton Country Road, Clifton Park, NY 12065



## PROPERTY INFO

- Located in Clifton Park's town core with strong surrounding retail, including discounters, grocers, national/regional anchors, and local tenancy.
- Excellent visibility and accessibility off I-87 (96,100 AADT) Exit 9 and NYS Route 146 (40,500 AADT).

**CO-TENANTS:** Hannaford Supermarket, PetSmart, Smoothie King, JoAnn Fabrics, Old Brick Furniture, Blaze Pizza, CoreLife Eatery, Spectrum, Club Pilates, Trustco Bank, and more!

## 2023 Demographics

	3 Miles	5 Miles	10 Miles
Population	38,741	66,128	345,586
Average HH Income	\$119,174	\$121,218	\$91,740
Est. Adj. Daytime Demographics (16+)	29,272	42,670	261,846

## AVAILABLE SPACE

- FULLY LEASED

CALL FOR PRICING

BUILDING SIZE: 180,000 SF

Alex Kutikov, Principal  
Licensed Real Estate Broker

Gordon Heeps, Principal  
Licensed Real Estate Broker





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Space #	Tenant	Sq. Ft.
	<b>Inline</b>	
1	Hannaford Supermarket	
2	Chinese Restaurant	1583
3	Warhammer	1477
4	Arts & Glass	2400
5	Nail Salon	1628
6	Locksmith	1554
7	Hibachi	2555
8	Sushi Restaurant	1592
9	Bruegger's Bagels	1934
10	Dry Cleaner	2007
11	Hair Salon	1271
12	PetSmart	20850
13	Office Suite	2415
14	NAPA	7053
15	The Bunker	6461
16	Joann Fabrics	10584
17	Optician	1521
18	Eyelash Studio	2969
19	Miracle Ear	1584
20	Old Brick Furniture	44,280
	<b>Outparcel</b>	
21	Smoothie King	3000
22	Real Estate Office	600
23	Subway	1224
24	Uncommon Grounds	3379



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