

SARATOGA NY

Route 50 Plaza



150 Ballston Avenue

- Located on Ballston Avenue (Route 50)
- Minutes from the Saratoga Race Track and local hotels
- Traffic light at entrance to Shopping Center
- Traffic counts of 13,357 vehicles per day on Route 50

Total GLA 206,808 SF

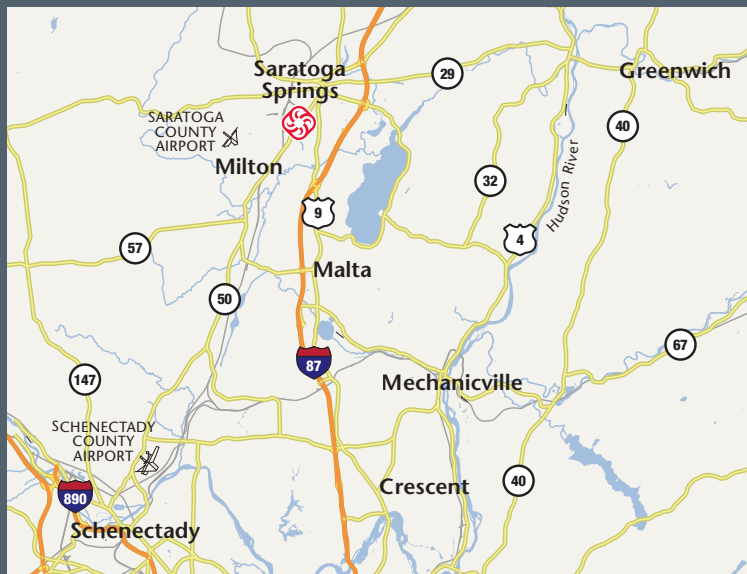
Demographics	1 Mile	5 Miles	10 Miles
Total Population	9,696	48,918	103,464
Households	5,186	20,978	43,025
Avg HH Income	\$77,827	\$94,370	\$92,062

Key Tenants



SARATOGA NY

Route 50 Plaza | 150 Ballston Avenue

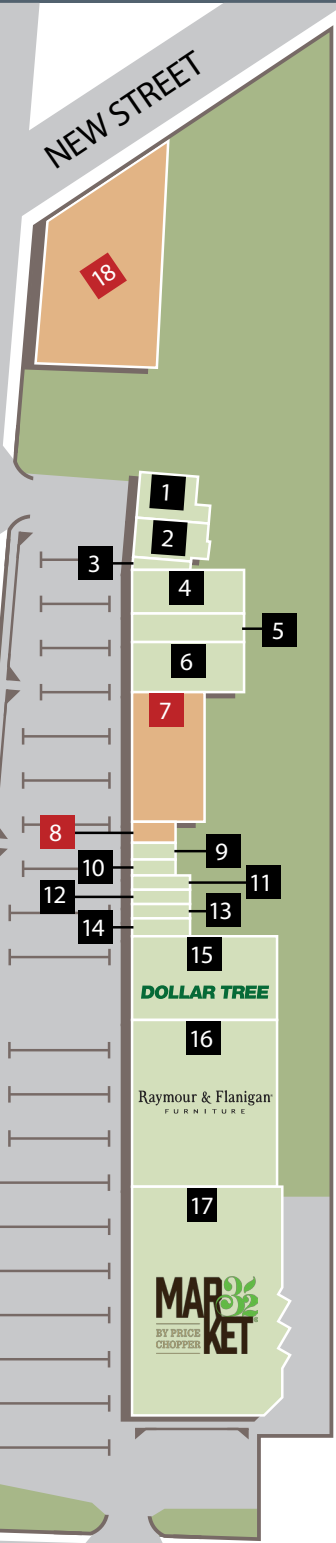


NEW STREET

ROUTE 50 (BALLSTON AVENUE)



SOUTH STREET



Tenant Roster

1	Saratoga Federal Credit Union 5,700 SF
2	Mama Mia Pizza 5,500 SF
3	Quarters Bar & Grill 1,305 SF
4	Advance Auto Parts 10,976 SF
5	Zoom Tan/European Wax Center 6,180 SF
6	Benson's Pet Center 9,270 SF
7	Available 18,000 SF
8	Available 2,100 SF
9	City Nails 1,200 SF
10	Ramen Noodles 1,240 SF
11	Eyelash Bar 1,600 SF
12	Cell Phones For Less 1,600 SF
13	Spa City Wine & Spirits 1,600 SF
14	Chinese Restaurant 2,000 SF
15	Dollar Tree 23,400 SF
16	Raymour & Flanigan 46,600 SF
17	Market32 by Price Chopper 68,537 SF
18	Available (Land Lease) 46,331 SF