

Commercial Pad Site

Property Overview

Offered for sale is a ±2.48 acre site on busy Route 20, one of the busiest retail corridors, with access to Crossgates Mall Road in the Town of Guilderland, NY. Includes a proposed curb cut on the Crossgates Mall Road across from REI parking.

Tax IDs	52.14-3-14; 15;16;17;19
Zoning	TOD - Transit Oriented Development
Utilities	Municipal water and sewer available

For Sale at \$1,700,000

Contact Us

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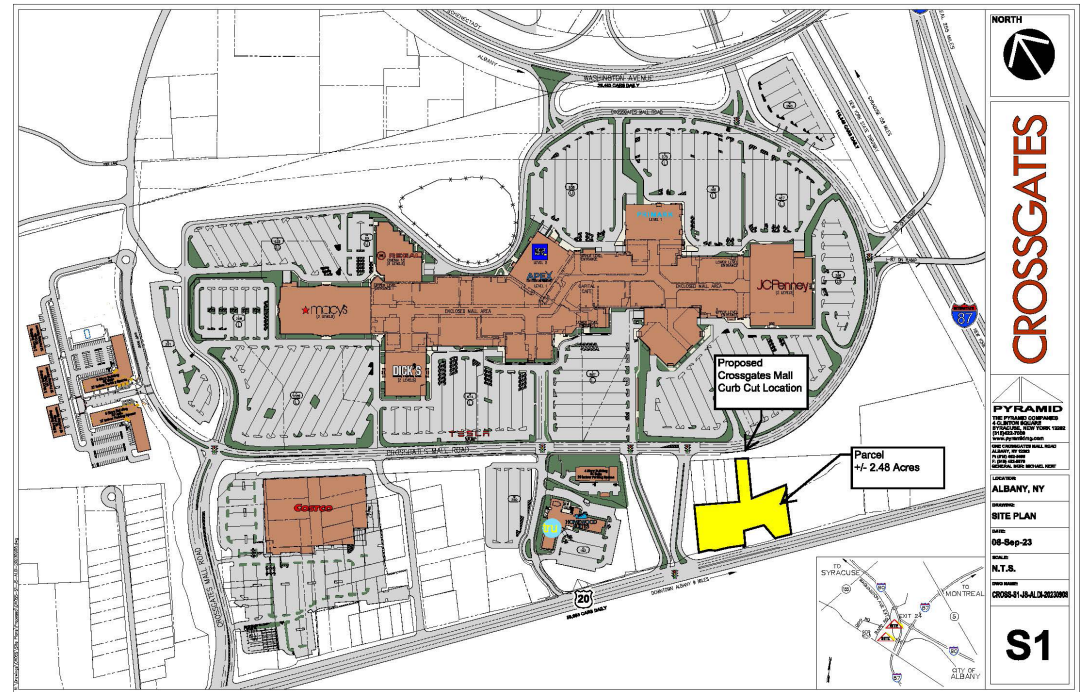
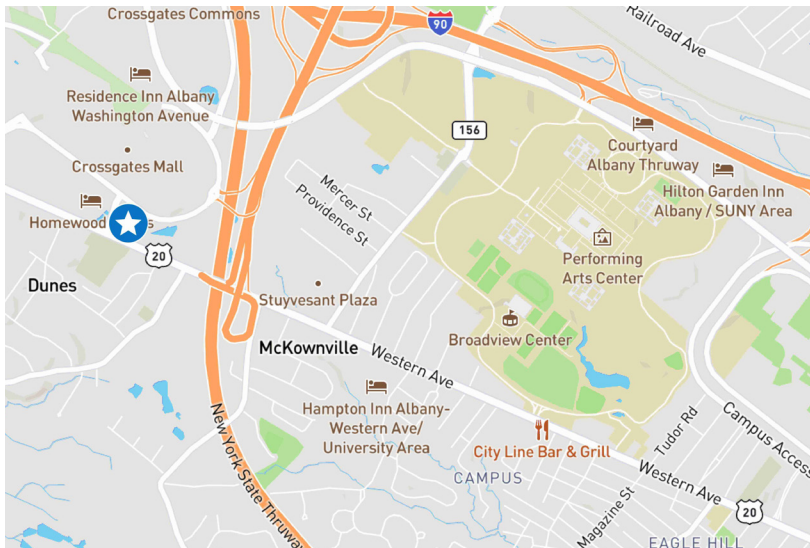
CBRE Upstate NY
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Retail Pad Site

- + Located next to new Prime Storage facility - a three-story ±93,000 SF self storage facility
- + AADT Traffic Count: 39,208 (2024)
- + Excellent visibility along a primary throughfare in the region
- + Includes a proposed curb cut within Crossgates Mall across from REI parking
- + Surrounded by prominent retailers
- + Located between Stuyvesant Plaza and Crossgates Mall

Directions

- + Located: [Route 20 \(Western Avenue\) to Crossgates Mall Road. Site wraps the former Valero site](#)



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	5,717	55,404	158,589
Median HH Income	\$83,360	\$85,900	\$82,664

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