

# LOWE'S CENTER

3-9 LOWE'S DRIVE | SARATOGA SPRINGS (WILTON), NEW YORK

**RETAIL SPACE AVAILABLE**



4053 MAPLE ROAD  
AMHERST, NY 14226  
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WWW.BENCHMARKGRP.COM  
KEVIN ZUGGER  
KZUGGER@BENCHMARKGRP.COM

# LOWE'S CENTER

3-9 LOWE'S DRIVE

SARATOGA SPRINGS (TOWN OF WILTON), NEW YORK

- AVAILABLE: 1,633 SQUARE FEET (23' FRONTAGE)
- SITUATED IN FRONT OF 134,000 SQUARE FOOT LOWE'S HOMEIMPROVEMENT AND WALMART SUPERCENTER
- CO-TENANTS INCLUDE SUBWAY, MATTRESS FIRM AND SITWELL DENTAL
- LOCATED IN AN EXTREMELY ACTIVE RETAIL AREA ADJACENT TO WILTON MALL, LESS THAN 3 MILES FROM POPULAR SARATOGA SPRINGS
- PYLON SIGN AVAILABLE AT CORNER OF RT 50 AND OLD GICK RD
- OUTPARCEL CONTAINS 78 PARKING SPACES
- COMPETITIVE LEASE RATES
- TRAFFIC COUNTS: OVER 57,000 VEHICLES PASS THE SITE DAILY
- CONTACT KEVIN ZUGGER FOR FURTHER INFORMATION

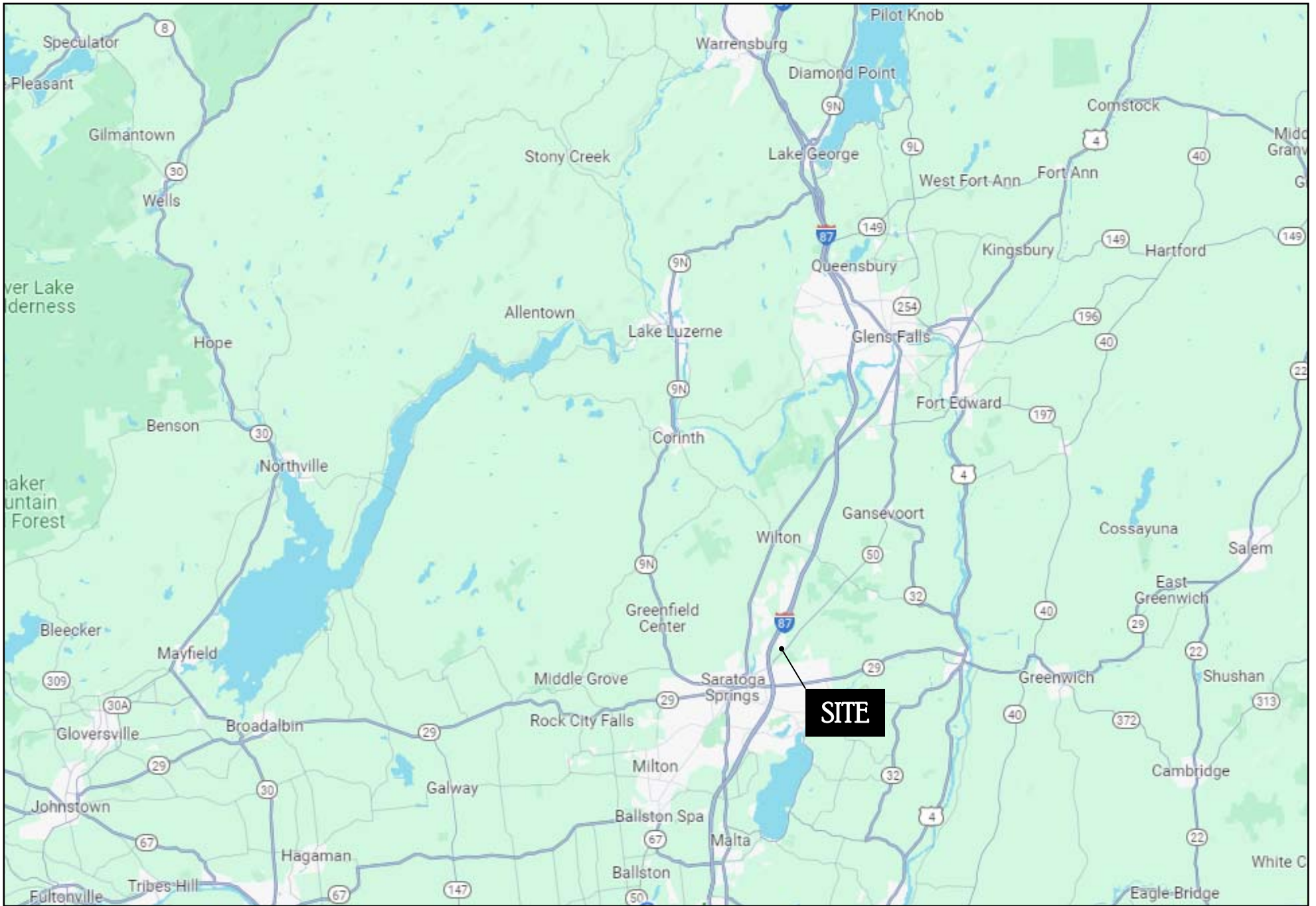
| <u>DEMOGRAPHICS</u>  |               |               |               |
|----------------------|---------------|---------------|---------------|
|                      | <u>1 MILE</u> | <u>3 MILE</u> | <u>5 MILE</u> |
| <u>POPULATION</u>    | 3,724         | 29,369        | 46,653        |
| <u>AVG HH INCOME</u> | \$98,422      | \$88,660      | \$89,053      |





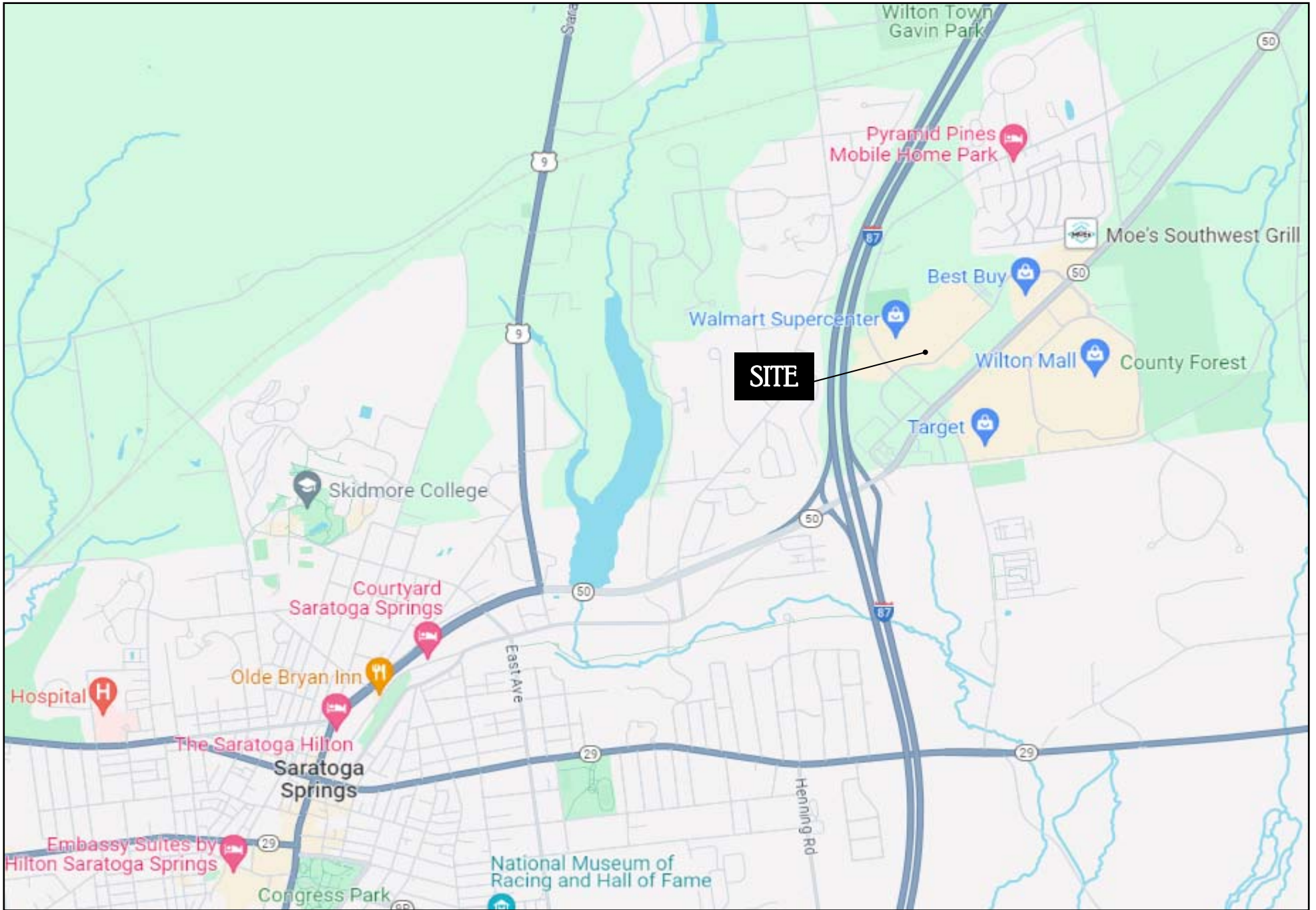
LOWE'S CENTER  
SARATOGA SPRINGS,  
NEW YORK





LOWE'S CENTER ~ SARATOGA SPRINGS, NEW YORK





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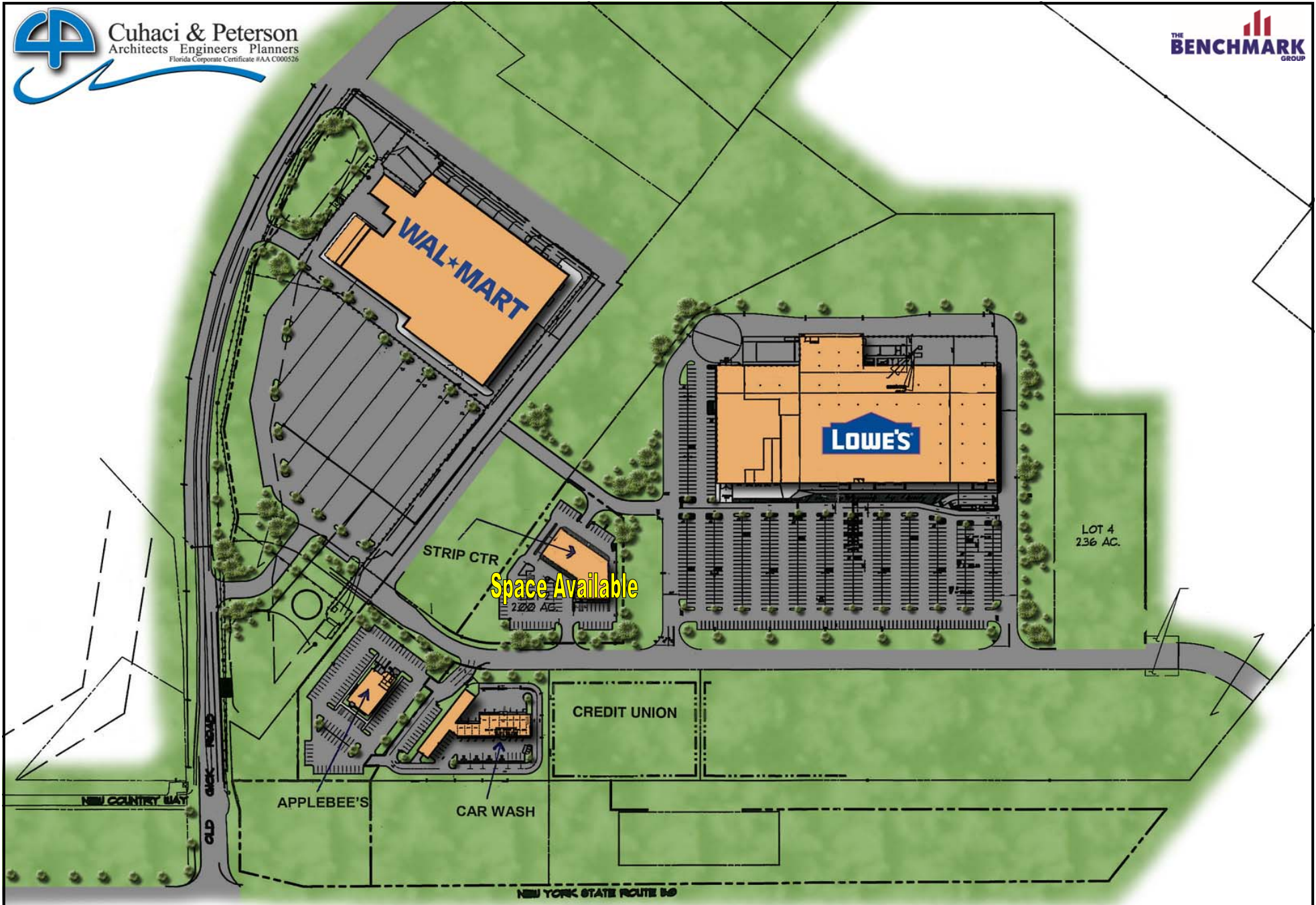


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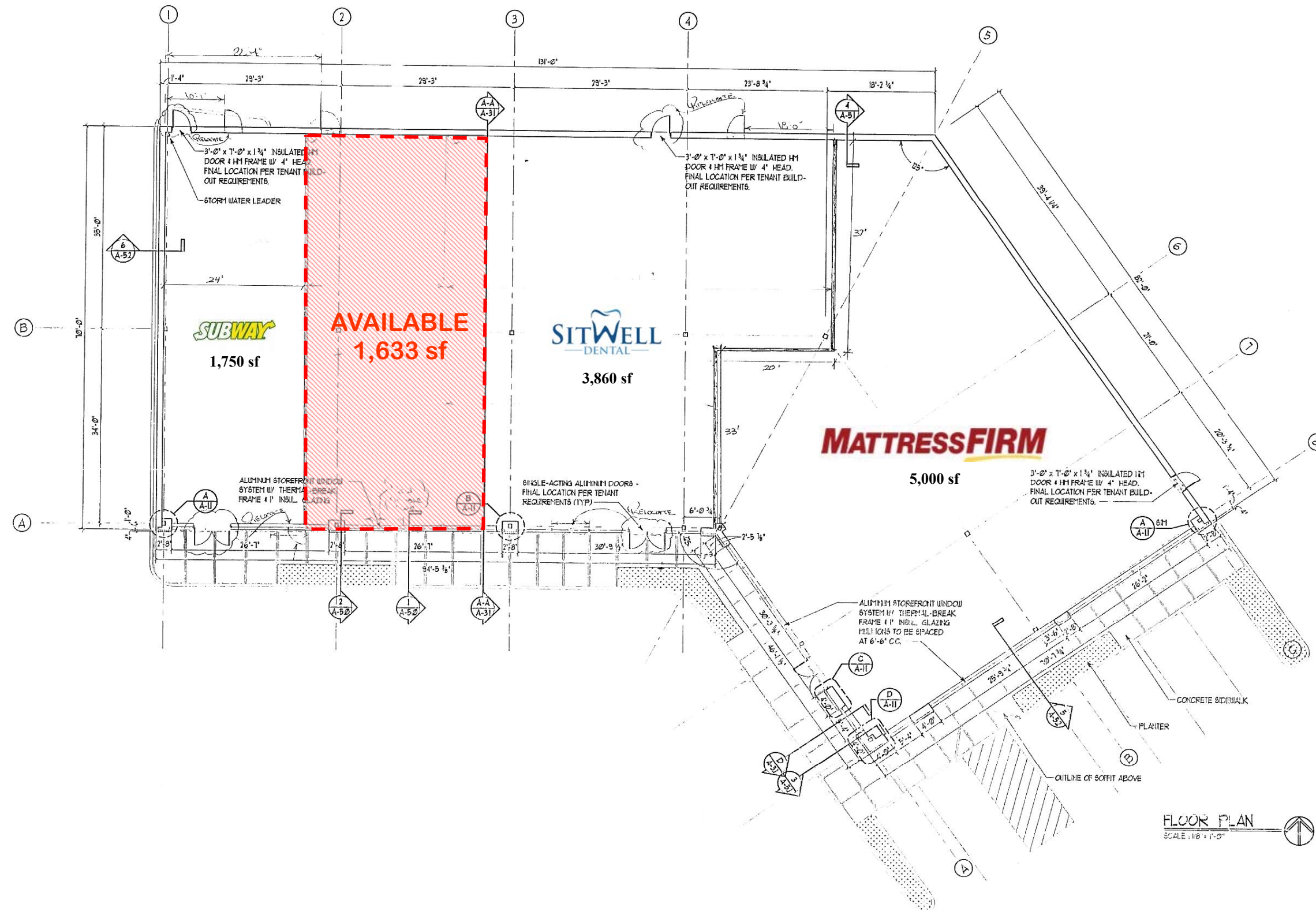


Cuhaci & Peterson  
Architects Engineers Planners  
Florida Corporate Certificate #AA C000526



*Lowe's Center / Saratoga Springs, New York*





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**WILTON RETAIL LOT #2**  
WILTON, N.Y.

BENCHMARK GROUP  
4053 MAPLE ROAD AMHERST, NY 14226

**FLOOR PLAN**

**Lauer-Manguso & Associates Architects**  
4080 Ridge Lea Road  
Buffalo, N.Y. 14228  
(716) 837-0500

Date: 6-5-04 Drawing No. A-10  
Drawn By: JS  
Checked By: JS  
Job Number: 98004

**Lowe's Center - Saratoga Springs, NY**