

**For Lease - Troy, New York Retail For Lease Hudson River Commons 120 Hoosick Street,  
Troy - \$40,226.33/Month or \$1.08/SF/Month  
120 Hoosick St, Troy, New York 12180**



**Listing Contact - 1**



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**TITAN Commercial Realty Group LLC**



**Description**

HUGE PYLON SIGN WITH FULL INGRESS AND EGRESS IN BOTH DIRECTIONS AT A SIGNALIZED ENTRANCE WITH HIGH TRAFFIC COUNTS OF 28,947 CARS PER DAY. AVAILABLE SPACE: 5,580 SQUARE FEET, 14,907 SQUARE FEET, AND 37,133 SQUARE FEET. PARKING: 300+ SPACES. CO-TENANTS: BIG LOTS, FAMILY DOLLAR, FRIENDLY'S, SONIC, STARBUCKS, RAINBOW APPAREL, LITTLE CAESARS, BOWLED, SOCIAL SECURITY ADMINISTRATION, BUFFALO WILD WINGS GO, AND MANY MORE. ASKING: \$13.00 PSF NNN. NNN'S: APPROXIMATELY \$4.50 PSF. THIS CENTER HAS HIGH POPULATION DENSITY AND SERVICES RPI TWO BLOCKS AWAY AS WELL AS A MAJOR HOSPITAL AS TWO LARGE EMPLOYERS WITHIN WALKING DISTANCE.

Basic Information	
Lease Price:	\$1.08
Property Type:	Retail
Property Subtype:	Shopping Center
Available Space:	37132.0 SF
Total Building:	180,000 SF
Lot Size:	9.0 Acres
REC Listing ID:	COM1003

Details			
Listing Details		Structure Details	
Lot Size:	9.0 Acres	Stories:	1
Street Frontage:	400.0	Units:	18
Lot Depth:	300.0 Feet	Loading Docks:	1
Ceiling Height:	14 Feet	Overhead Doors:	1
Year Built:		Elevators:	0
Parking Spaces:	300	HVAC:	Natural Gas
Zoning:	COMMERCIAL	Power Amps:	400
Sign on Property:	Yes	Power Phase:	3
		Heat:	Gas
		Sprinkler:	Wet
		Roof:	Rubber
		Sanitary System:	Sewer
		Water:	Public
		Condition:	Excellent

\*No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.