

# TITAN COMMERCIAL REALTY GROUP LLC



PROUDLY PRESENTS:  
**564 HOOSICK ROAD**  
TROY, NEW YORK **12180**  
RENSSELAER COUNTY

## QUICK FACTS

- HIGH TRAFFIC ROAD
  - AVAILABLE: 1,844 SF
  - ASKING \$30.00 NNN
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- GREAT ENDCAP OPPORTUNITY RIGHT ON THE ROAD.
  - UNOBSTRUCTED VISIBILITY.
  - MOSTLY GLASS FRONTAGE.
  - IDEAL FOR A SERVICE BUSINESS OR RESTAURANT.
  - PLENTY OF PARKING.
  - STONE'S THROW TO ALDI SUPERMARKET, HANNAFORD SUPERMARKET, WALMART, MARKET 32 BY PRICE CHOPPER, AND PLANET FITNESS.

## DEMOGRAPHICS

|                          | 1 MILE   | 3 MILE   | 5 MILE   | 10 MILE  |
|--------------------------|----------|----------|----------|----------|
| <b>POPULATION</b>        | 19,022   | 81,524   | 139,727  | 371,076  |
| <b>AVERAGE HH INCOME</b> | \$49,599 | \$60,664 | \$73,242 | \$80,806 |
| <b>MEDIAN AGE</b>        | 29.1     | 34.4     | 37.0     | 37.4     |
| <b>TOTAL BUSINESSES</b>  | 1,231    | 2,922    | 5,097    | 19,138   |
| <b>TOTAL EMPLOYEES</b>   | 21,764   | 39,891   | 70,678   | 316,781  |





TITAN COMMERCIAL REALTY GROUP LLC

24 AVIATION RD, ALBANY, NY, 12205

518 400 0668

[WWW.TITANCOMMERCIALREALTYGROUP.COM](http://WWW.TITANCOMMERCIALREALTYGROUP.COM)

[https://www.dos.ny.gov/licensing/docs/FairHousingNotice\\_new.pdf](https://www.dos.ny.gov/licensing/docs/FairHousingNotice_new.pdf)

**HELPING BUILD EMPIRES  
ONE DEAL AT A TIME**

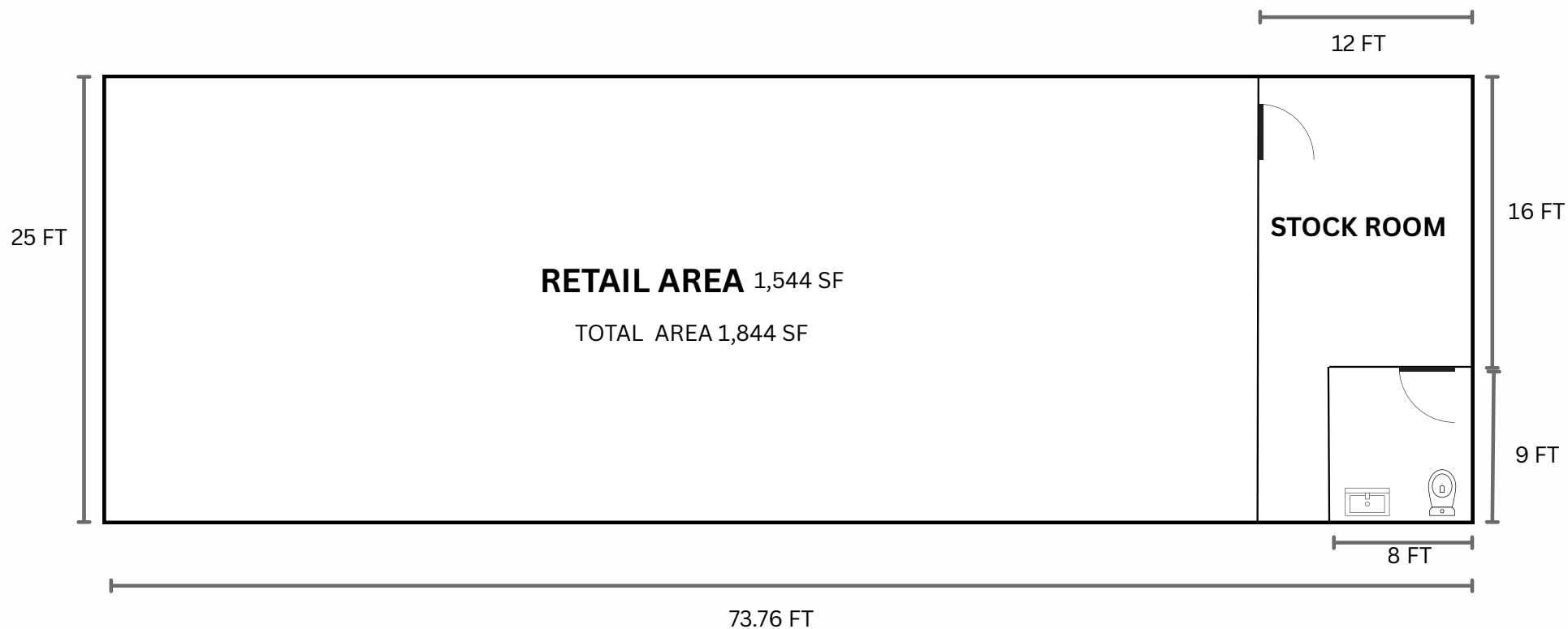
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**TODD J DROWLETTE**

NYS LICENSED REAL ESTATE BROKER

MANAGING DIRECTOR

518 400 0668 EXT 702



**FLOOR PLAN**  
**564 Hoosick St, Troy, NY 12180**

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# CONTACT INFORMATION

*Exclusively Listed By*  
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**THE REAL ESTATE  
COMMISSION<sup>TM</sup>**  
WITH TODD J. DROWLETTE  
SATURDAYS 9 & 9:30 ET EXCLUSIVELY ON **A&E**