

# TITAN COMMERCIAL REALTY GROUP LLC

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PROUDLY PRESENTS:  
**120 4TH STREET**  
TROY, NEW YORK 12180  
RENSSLEAER COUNTY

DOWNTOWN FORMER ELDA'S BAR & RESTAURANT  
WITH OFF-STREET PARKING AND PATIO

FOR RENT

## DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE	4 MILE
POPULATION	23,472	56,378	82,729	158,875
AVERAGE HH INCOME	\$74,635	\$83,704	\$88,548	\$105,986
MEDIAN AGE	30.9	32.4	34.5	38.0
TOTAL BUSINESSES	853	1,552	2,146	4,475
TOTAL EMPLOYEES	9,763	19,584	27,789	58,667

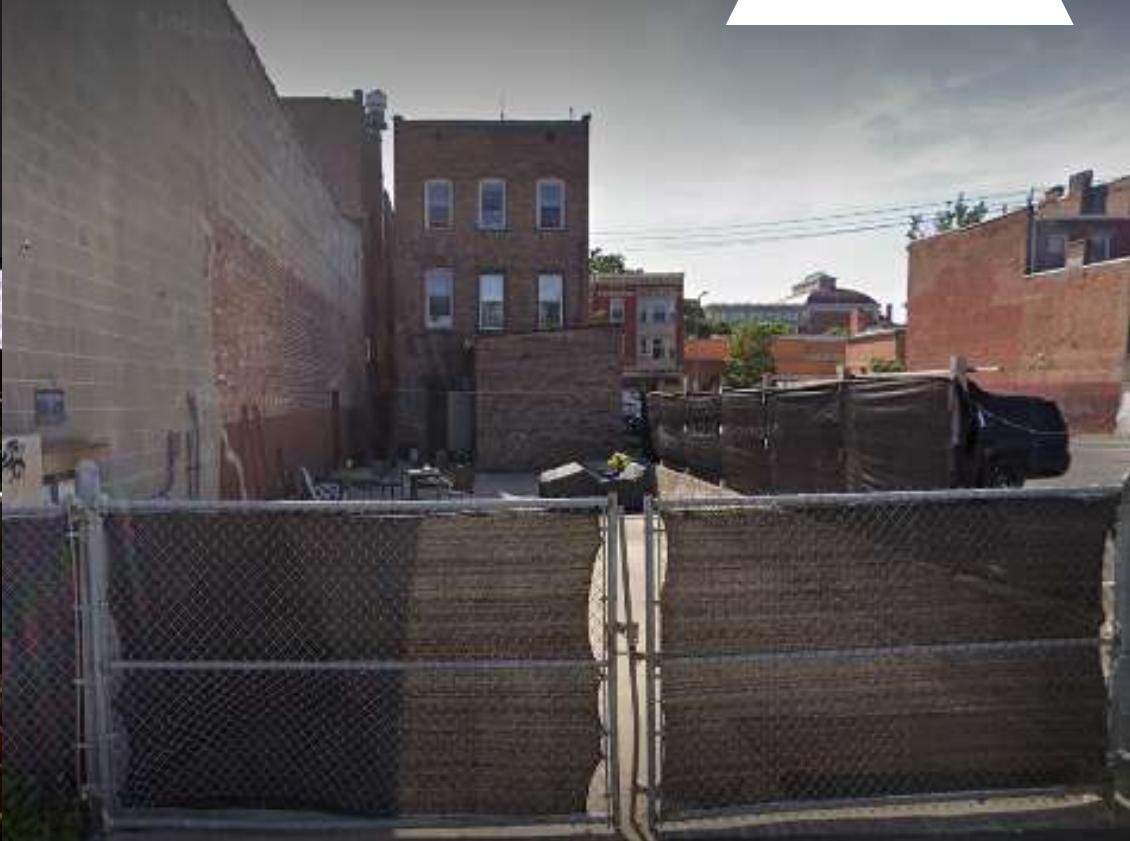
## QUICK FACTS

- APPROXIMATELY 3,000 SQUARE FEET
- ASKING \$5,000 PER MONTH + UTILITIES
- POTENTIAL FENCED-IN PATIO
- ADJACENT TO PRIVATE PARKING LOT
- FORMER BAR/RESTAURANT WITH LARGE CUSTOM BAR
- NESTLED BETWEEN TWO COLLEGE CAMPUSES - RPI AND RUSSELL SAGE COLLEGE
- ONE BLOCK FROM RENSSELAER COUNTY COURTHOUSE
- 





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TROY, NY









TITAN COMMERCIAL REALTY GROUP LLC  
24 AVIATION RD, ALBANY, NY, 12205  
518 400 0668

WWW.TITANCOMMERCIALREALTYGROUP.COM

# HELPING BUILD EMPIRES ONE DEAL AT A TIME

## TODD J DROWLETTE

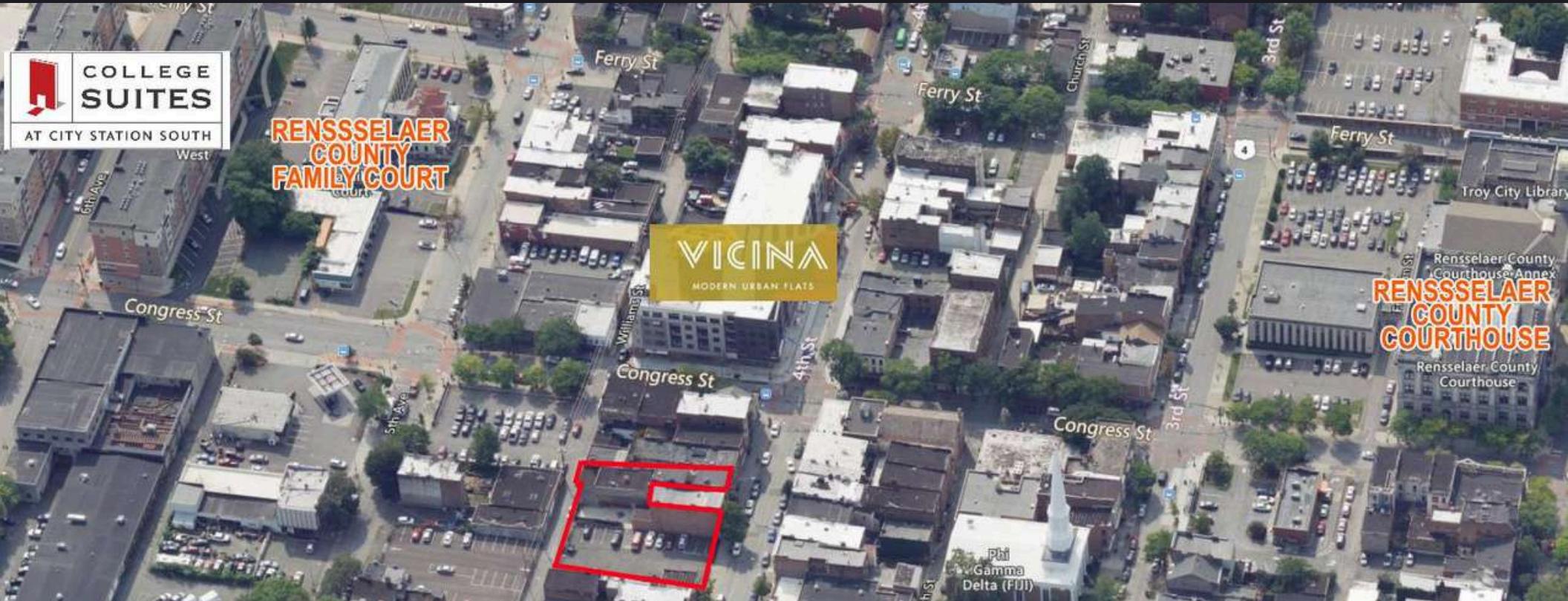
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NYS LICENSED REAL ESTATE BROKER

## MANAGING DIRECTOR

518 400 0668 EXT 702

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

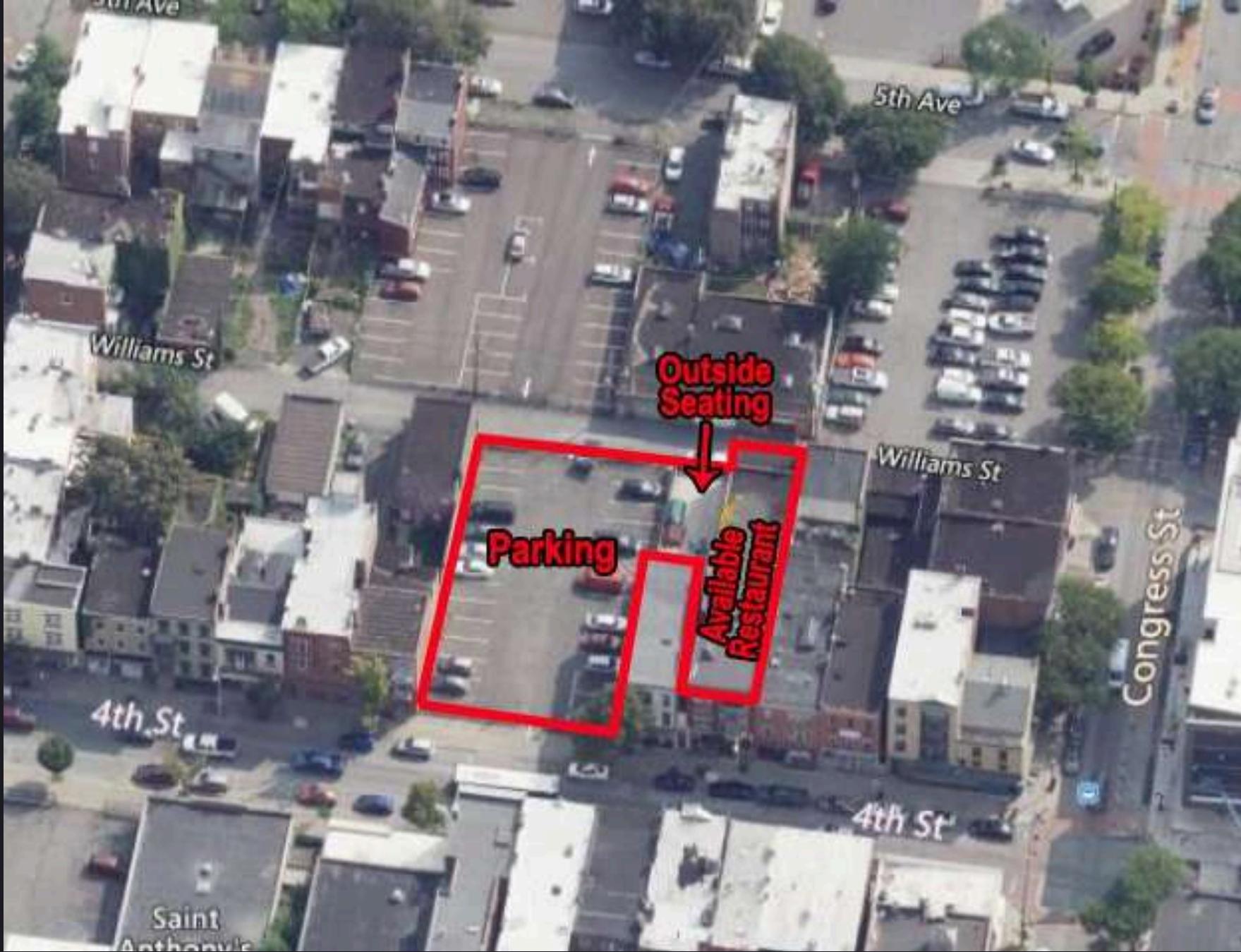
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# CONTACT INFORMATION

*Exclusively Listed By*



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