

# TITAN COMMERCIAL REALTY GROUP LLC

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

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



## DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE	4 MILE
<b>POPULATION</b>	23,472	56,378	82,729	158,875
<b>AVERAGE HH INCOME</b>	\$74,635	\$83,704	\$88,548	\$105,986
<b>MEDIAN AGE</b>	30.9	32.4	34.5	38.0
<b>TOTAL BUSINESSES</b>	853	1,552	2,146	4,475
<b>TOTAL EMPLOYEES</b>	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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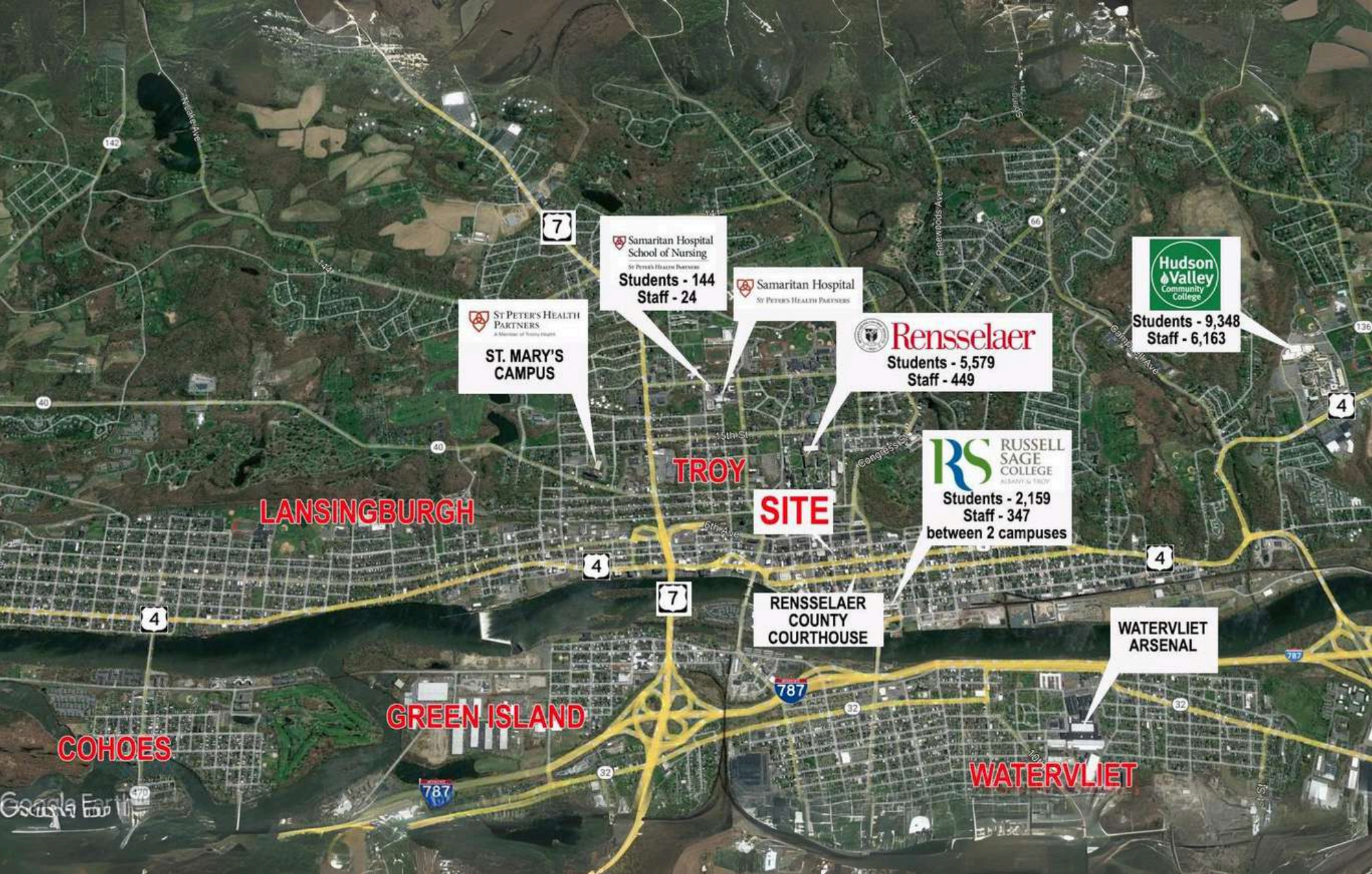
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[WWW.TITANCOMMERCIALREALTYGROUP.COM](http://WWW.TITANCOMMERCIALREALTYGROUP.COM)  
[https://www.dos.ny.gov/licensing/docs/FairHousingNotice\\_new.pdf](https://www.dos.ny.gov/licensing/docs/FairHousingNotice_new.pdf)

HELPING BUILD EMPIRES  
 ONE DEAL AT A TIME

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# CONTACT INFORMATION

*Exclusively Listed By*



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