

**For Lease - 2700 Sf Retail Space In The Only Shopping Center In Green Island, New York
- \$6,750.00/Month or \$2.50/SF/Month
20 Lower Hudson Ave, Troy, New York 12183**



Listing Contact - 1



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TITAN Commercial Realty Group LLC



Description

JUST ACROSS THE BRIDGE FROM TROY, NEW YORK. PRIME LOCATION TO SERVICE CUSTOMERS IN GREEN ISLAND, WATERVLIET, TROY, AND OTHER SURROUNDING COMMUNITIES. EXCELLENT STREET VISIBILITY, PYLON SIGNAGE, AND AMPLE PARKING. CO-TENANTS: ST. PETER'S HEALTH PARTNERS, MR. SUBB, OTB, K&M UNIFORM, IMAGES NAIL SALON, VIBES TANNING SALON, ISLAND LAUNDROMAT, DUNKIN, AND A MEXICAN RESTAURANT. PARKING: 110+ SPACES. AVAILABLE SPACE: 1,350 SF FORMER AUDIOLOGIST AND 1,350 SF RETAIL. ASKING: \$30.00 PSF NNN. NNN'S: \$3.47 PSF (TAXES \$2.76 PSF, CAM/INS. \$0.71PSF). TRAFFIC COUNT: 11,551 CARS/DAY.

Basic Information	
Lease Price:	\$2.50
Property Type:	Retail
Property Subtype:	Shopping Center
Available Space:	2700.0 SF
Total Building:	30,000 SF
Lot Size:	4.0 Acres
REC Listing ID:	COM57

Details			
Listing Details		Structure Details	
Lot Size:	4.0 Acres	Stories:	1
Street Frontage:	160.0		
Ceiling Height:	12 Feet		
Year Built:			
Parking Spaces:	100		
Zoning:	COMMERCIAL		
Sign on Property:	Yes		

*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.