

# TITAN COMMERCIAL REALTY GROUP LLC

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PROUDLY PRESENTS:  
**HUDSON RIVER COMMONS**  
**120 HOOSICK STREET**  
**TROY, NEW YORK 12180**  
**RENSSELAER COUNTY**

APPROXIMATELY 3 BLOCKS FROM RPI WITH 7,633 STUDENTS AND 484  
FACULTY AND ST. PETER'S HEALTH PARTNERS SAMARITAN HOSPITAL.

**FOR RENT**

**QUICK FACTS**

- 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 SF AND 14,907 SF AND 37,132 SF**
- PARKING: 300+ SPACES
- CO-TENANTS:FAMILY DOLLAR, FRIENDLY'S, SONIC, STARBUCKS, RAINBOW APPAREL, LITTLE CAESARS, BOWLED, SOCIAL SECURITY ADMINISTRATION, BUFFALO WILD WINGS GO, AND MANY MORE
- ASKING: \$25.00 PSF NNN FOR 5,580 SF
- \$13.00 NNN FOR 14,907 SF AND 37,133 SF
- NNN'S: APPROXIMATELY \$4.50 PSF

**DEMOGRAPHICS**

	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>	<b>10 MILE</b>
<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



VIDEO TOURS

Around the Site



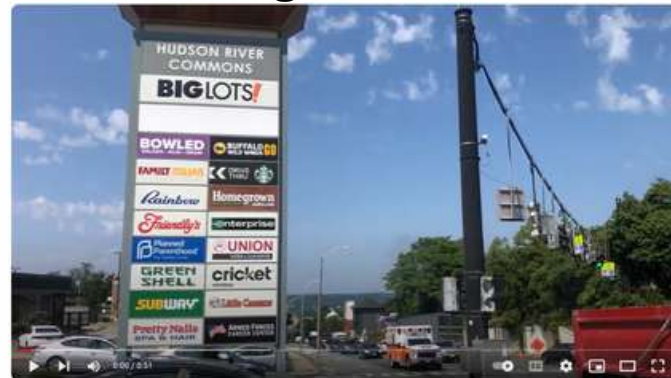
Hudson River Commons: 120 Hoosick St Troy NY | Available For Lease

14,907 SF



Hudson River Commons in Troy, NY - Retail Space Available.

Walk Through



Hudson River Commons in Troy, NY - Exterior Walk Through

5,580 SF



Hudson River Commons - 5580 SF Available in Troy, NY









**HUDSON RIVER COMMONS  
120 HOOSICK STREET  
TROY, NEW YORK 12180**



Space	Tenant	Square Feet
1 & 2	Friendly's	4,000
3A	Bowled	2,018
3B	Armed Forces Recruiting	1,982
4	Little Caesars	1,200
5	Pretty Nails	1,200
6	Union Bonchon Chicken & Cajun	2,400
7A	AVAILABLE	14,907
7B	Rainbow USA	7,500
7C	Smokers Choice	5,120
7D	Cricket Wireless	2,380
8	Family Dollar	8,667
9	Subway	2,000
10	Beauty Supply	2,500
11	Green Shell Chinese	1,620
12A-1	Social Security Administration	9,000
12A-2	Planned Parenthood	7,652
12A-3	BUFFALO WILD WINGS 2 GO	1,290
12A-4	FUSION RESTAURANT	1,668
12D	AVAILABLE	5,580
12B	AVAILABLE (Former Big Lots)	17,132
12C	Enterprise Rent A Car	3,162
13 Pad	Starbucks	1,827
13 Pad	Saratoga National Bank	1,167
14 Pad	Sonic	3,277

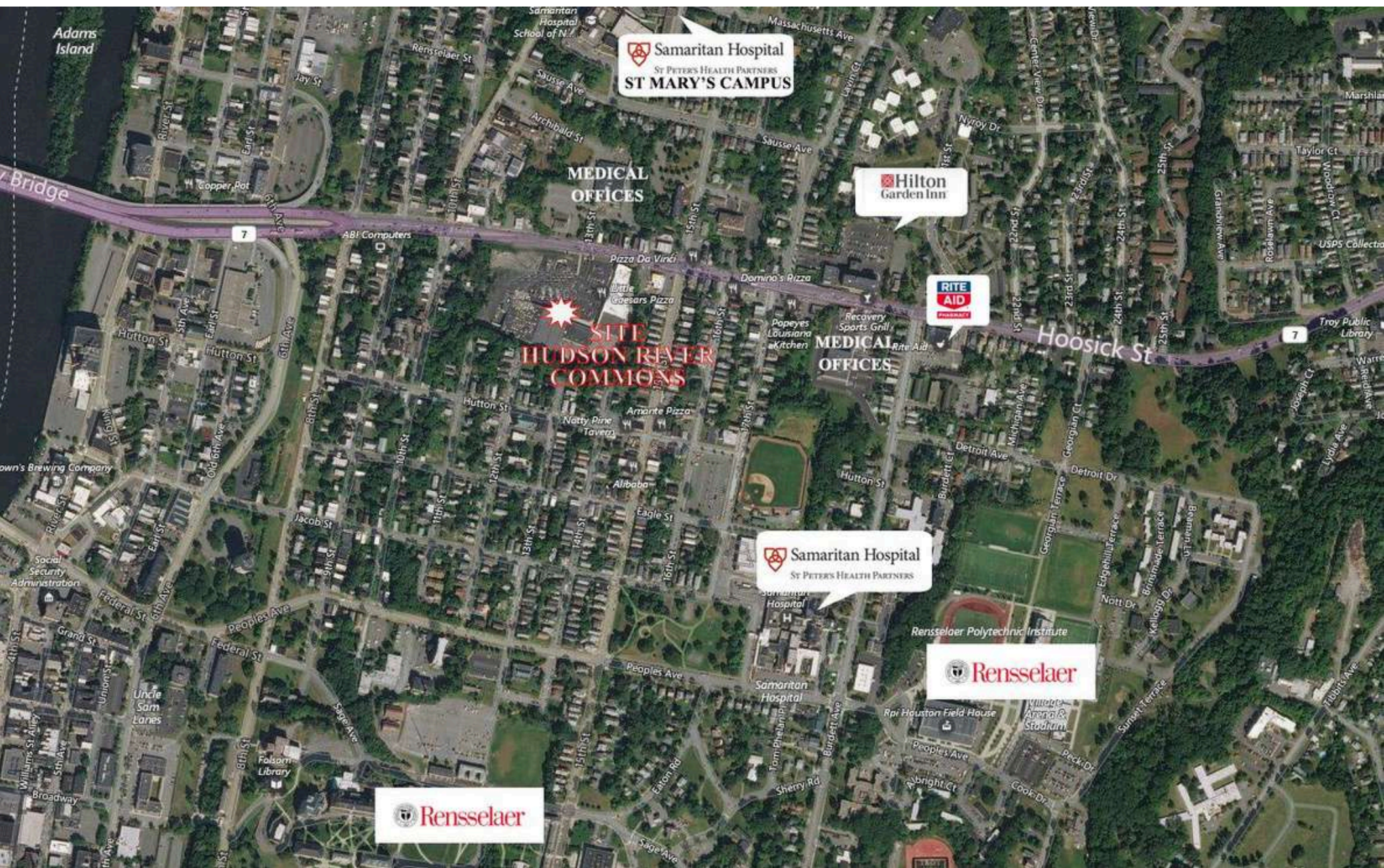
AS OF OCTOBER 2024

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**

TODD J DROWLETTE  
TDROWLETTE@TITANCOMMERCIALREALTYGROUP.COM  
NYS LICENSED REAL ESTATE BROKER  
MANAGING DIRECTOR  
518 400 0668 EXT 702





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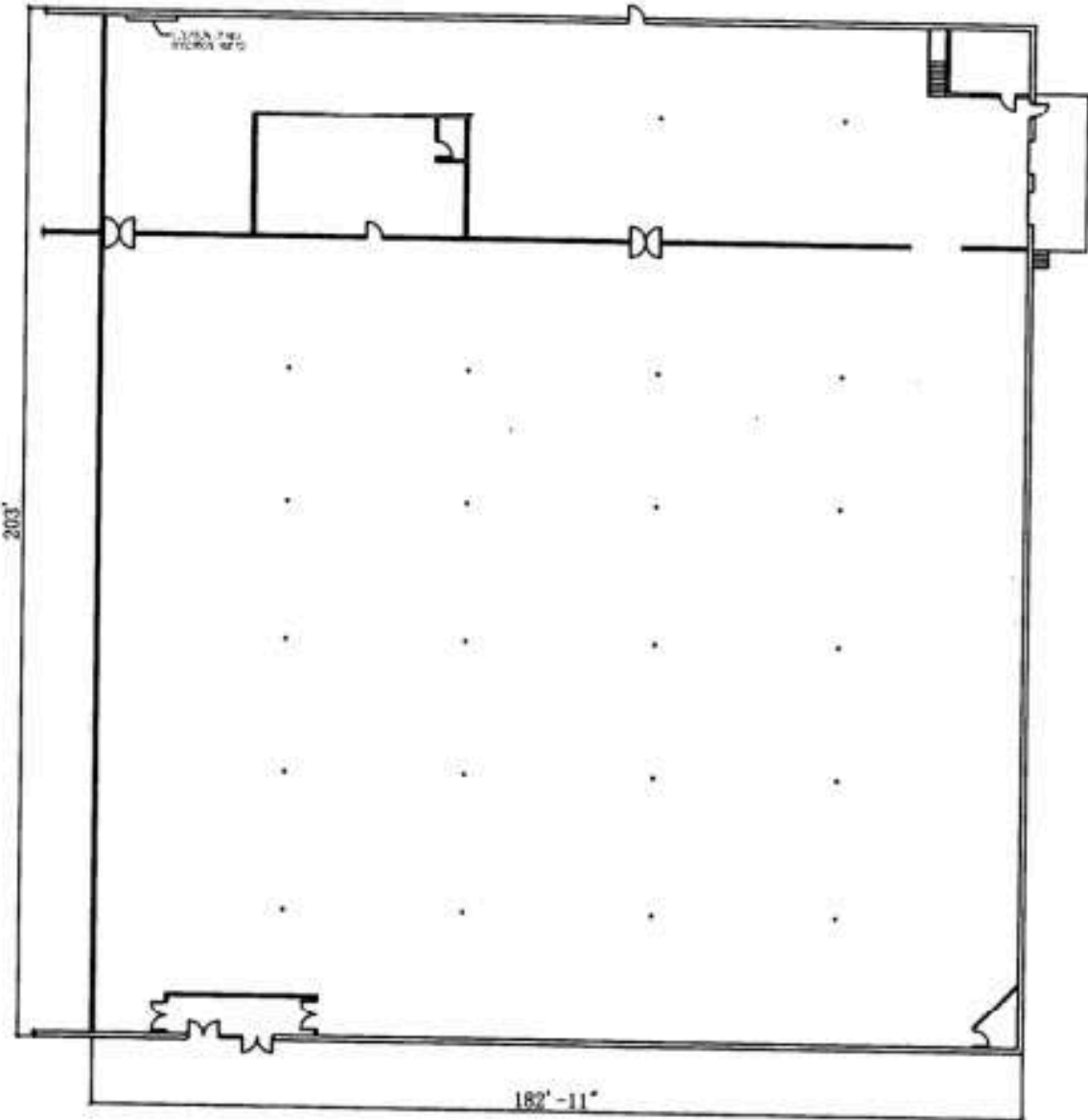
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 NYS LICENSED REAL ESTATE BROKER  
 MANAGING DIRECTOR  
 518 400 0668 EXT 702



± 37,132 sf

H.V.A.C. PLANS TO BE  
SUBMITTED AT LATER DATE



NO.	DESCRIPTION	AREA
1	STAIR	100
2	ELEVATOR	50
3	MECHANICAL	200
4	RESTROOM	100
5	STORAGE	500
6	UTILITY	100
7	OFFICE	100
8	CONFERENCE	100
9	RECEPTION	100
10	WAITING	100
11	LOBBY	100
12	ENTRY	100
13	EXIT	100
14	LANDSCAPE	100
15	PARKING	100
16	DRIVEWAY	100
17	LOADING DOCK	100
18	TRUCK	100
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BIG LOTS STORES, INC.  
STORE PLANNING DEPT.  
300 PHILLIP ROAD  
COLUMBUS, OHIO 43228  
PHONE: (614) 278-6500

BIG LOTS STORES / STORE #  
TROY PLAZA  
120 HOSKICK ST  
TROY, NY  
12180

SQUARE  
FOOTAGE:  
SALES-22,971  
TOTAL-37,132

NO.	DESCRIPTION	AREA
1	STAIR	100
2	ELEVATOR	50
3	MECHANICAL	200
4	RESTROOM	100
5	STORAGE	500
6	UTILITY	100
7	OFFICE	100
8	CONFERENCE	100
9	RECEPTION	100
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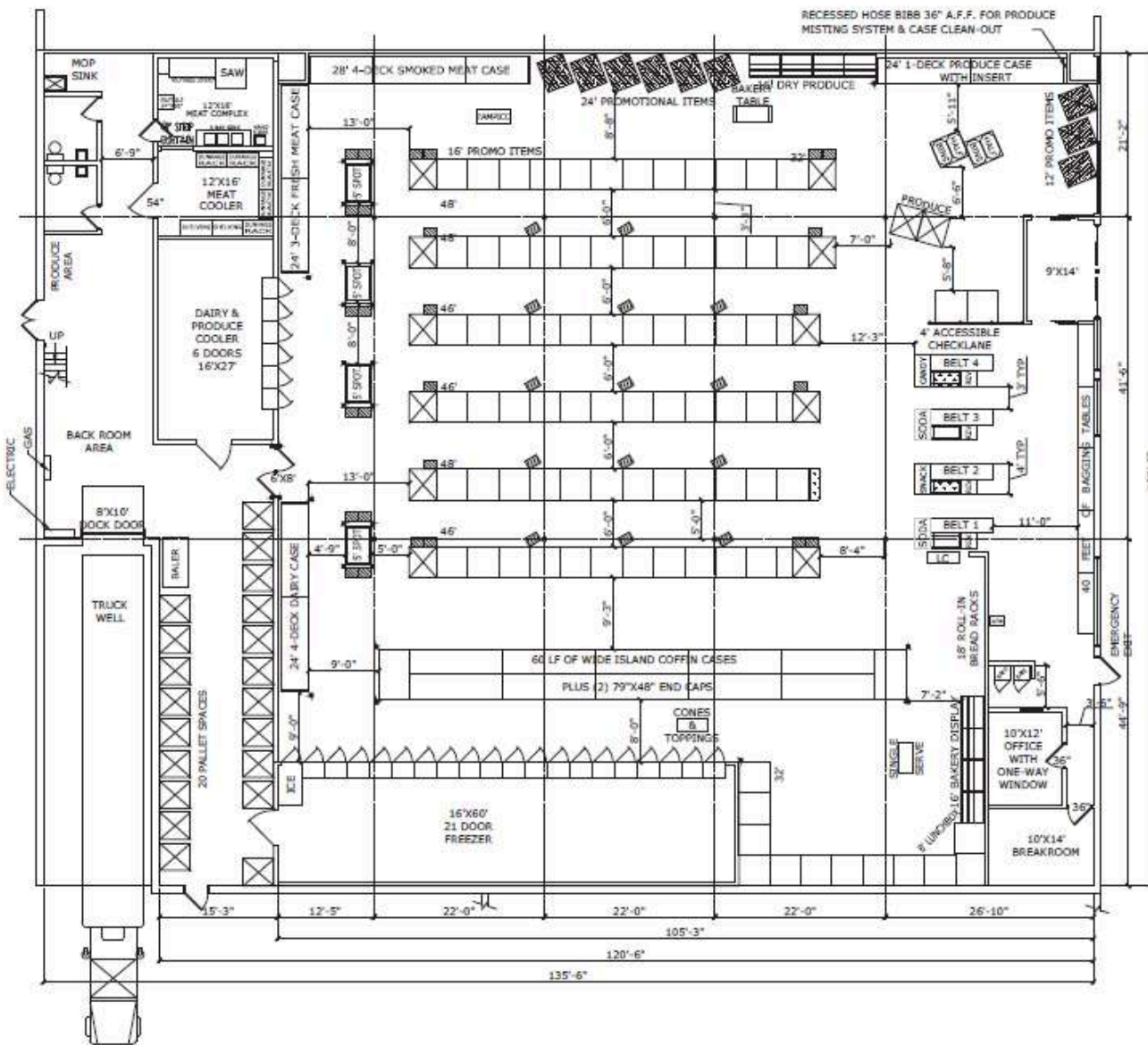
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± 14,907 SF

- GENERAL NOTES:**
- ALL FIXTURES EXCEPT REFRIGERATION AND CHECKSTANDS ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE IN ORDER TO BEST MEET THE NEEDS OF PRODUCT PLACEMENT. PLEASE REFER TO THE MERCHANDISING PLAN FOR FINAL PLACEMENT AND QUANTITIES.
  - MICRO SET/ROLLING FIXTURES INCLUDING (2) MASTS, (2) TRIGRIDS, (1) FREEZER BAG RACK, (1) LARGE BLACKHAWK (PHONE/GIFT CARDS) AND (1) SMALL BLACKHAWK (CREDIT CARD) TO BE LOCATED IN FRONT OF THE CHECKSTANDS UNLESS OTHERWISE DIRECTED BY THE DISTRICT MANAGER OR REGIONAL DIRECTOR.



APPROVAL VALID FOR 90 DAYS FROM THE LAST DATE ON THE TITLE BLOCK

REVISION LEGEND	
R	REVISION
V	FIELD VERIFIED
H	HOLD PROJECT
HV	HOLD TO VERIFY (LICENSEE ONLY)
P	PENDING CC APP (CORP ONLY)
A	APP BY CC (CORP) OR BUD (LIC)
RA	RE-APPROVAL REQUIRED
VA	VERIFIED / STILL APPROVED
<b>FIXTURE LAYOUT MERCHANDISING PLAN</b>	
SCALE: 1/8" = 1'-0"	
REDUCED COPY (LETTER, 11X17); N.T.S.	
DATE	DRAWN BY
5/14/05	NSA
DRAWN FOR	
CORPORATE	
<b>STORE LOCATION</b>	
<b>TROY, NY</b>	
<b>HOOSICK ST</b>	
<b># 841</b>	
<small>ALL DIMENSIONS MUST BE FIELD VERIFIED. THIS DRAWING IS FOR ILLUSTRATION PURPOSES ONLY AND IS NOT TO BE USED IN LIEU OF ARCHITECTURAL AND/OR ENGINEERING DRAWINGS. THIS DRAWING IS THE PROPERTY OF MORGANSON, INC.</small>	
1. NO.	DATE
1. WA.	02/27/11
PLAN UPDATED PER MERCHANDISING PLAN	
DESCRIPTION	
BORSMANN	
REQUESTOR	
DRAWN BY	

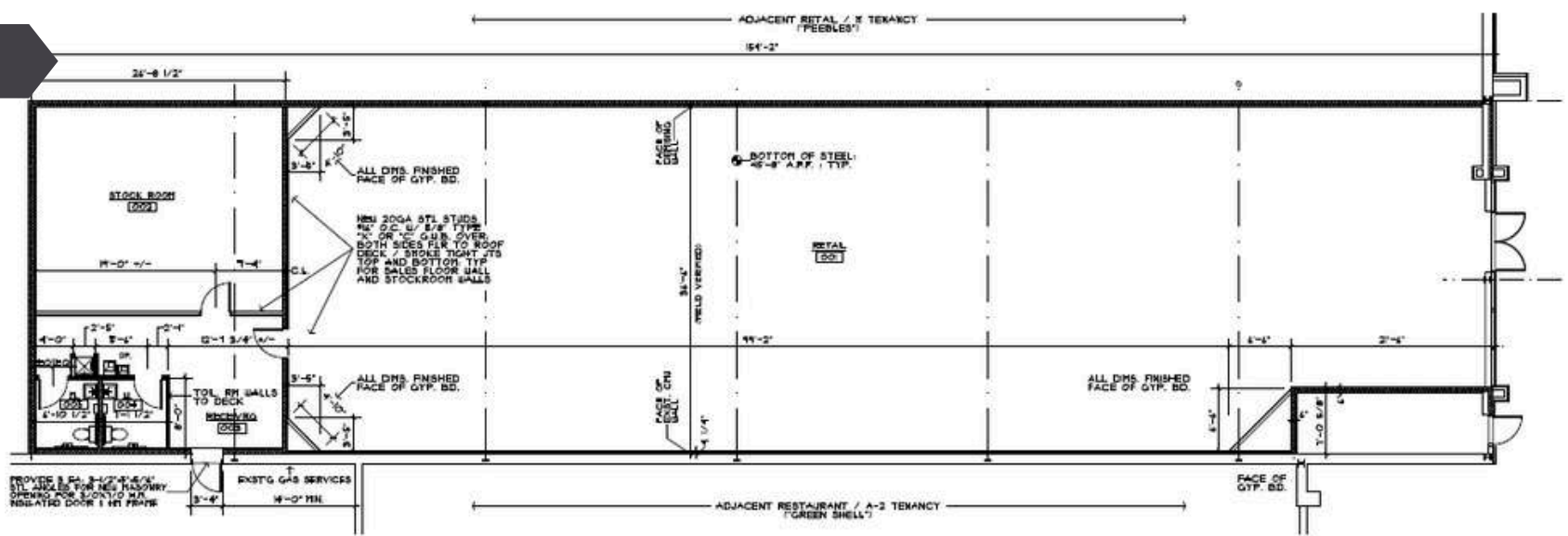
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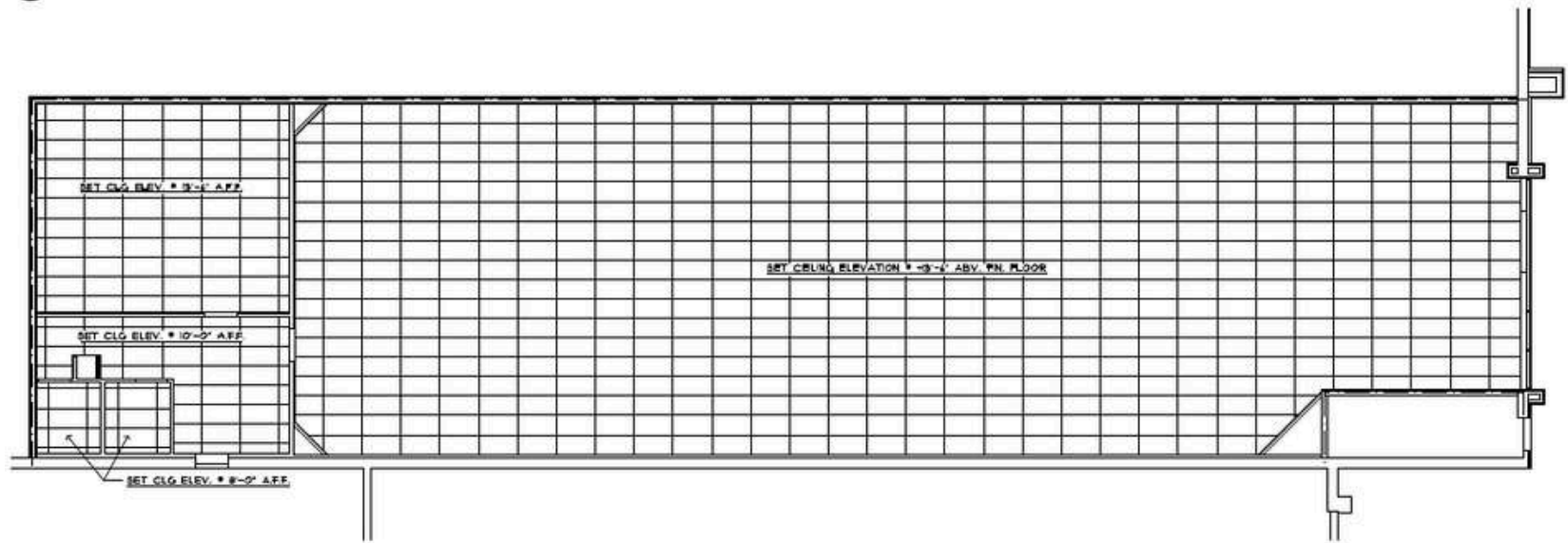
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± 5,580 SF



1 TENANT BUILD-OUT FLOOR PLAN  
SCALE: 1/8" = 1'-0"



1 REFLECTED CEILING PLAN  
SCALE: 1/8" = 1'-0"

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# CONTACT INFORMATION

*Exclusively Listed By*



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