

1430 BALLTOWN ROAD NISKAYUNA, NY

10,004 SF
OFFICE BUILDING
FOR LEASE

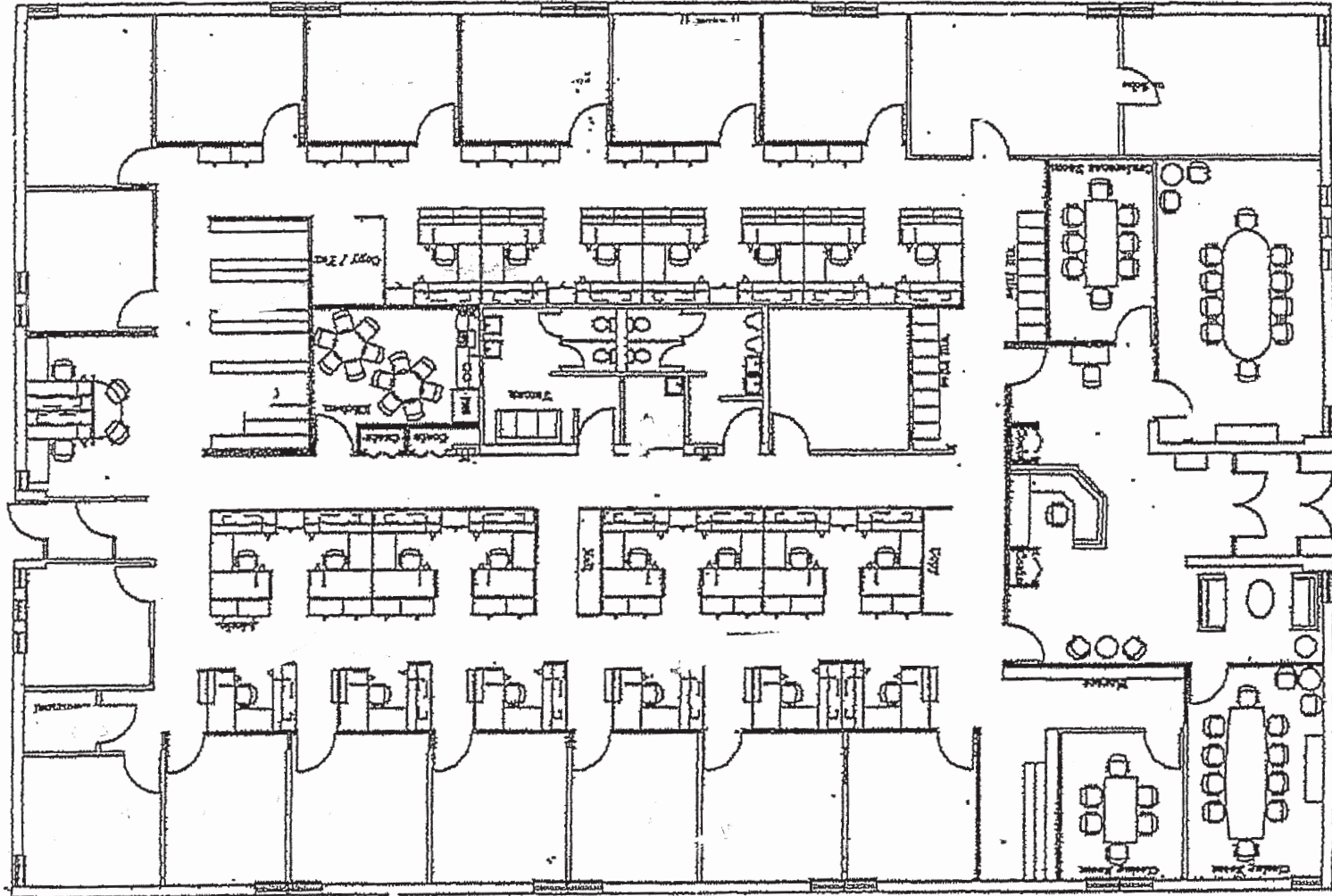
1430 HIGGINS, ROBERTS &
SUPRUNOWICZ, P.C.

LAW OFFICES

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FLOOR PLAN



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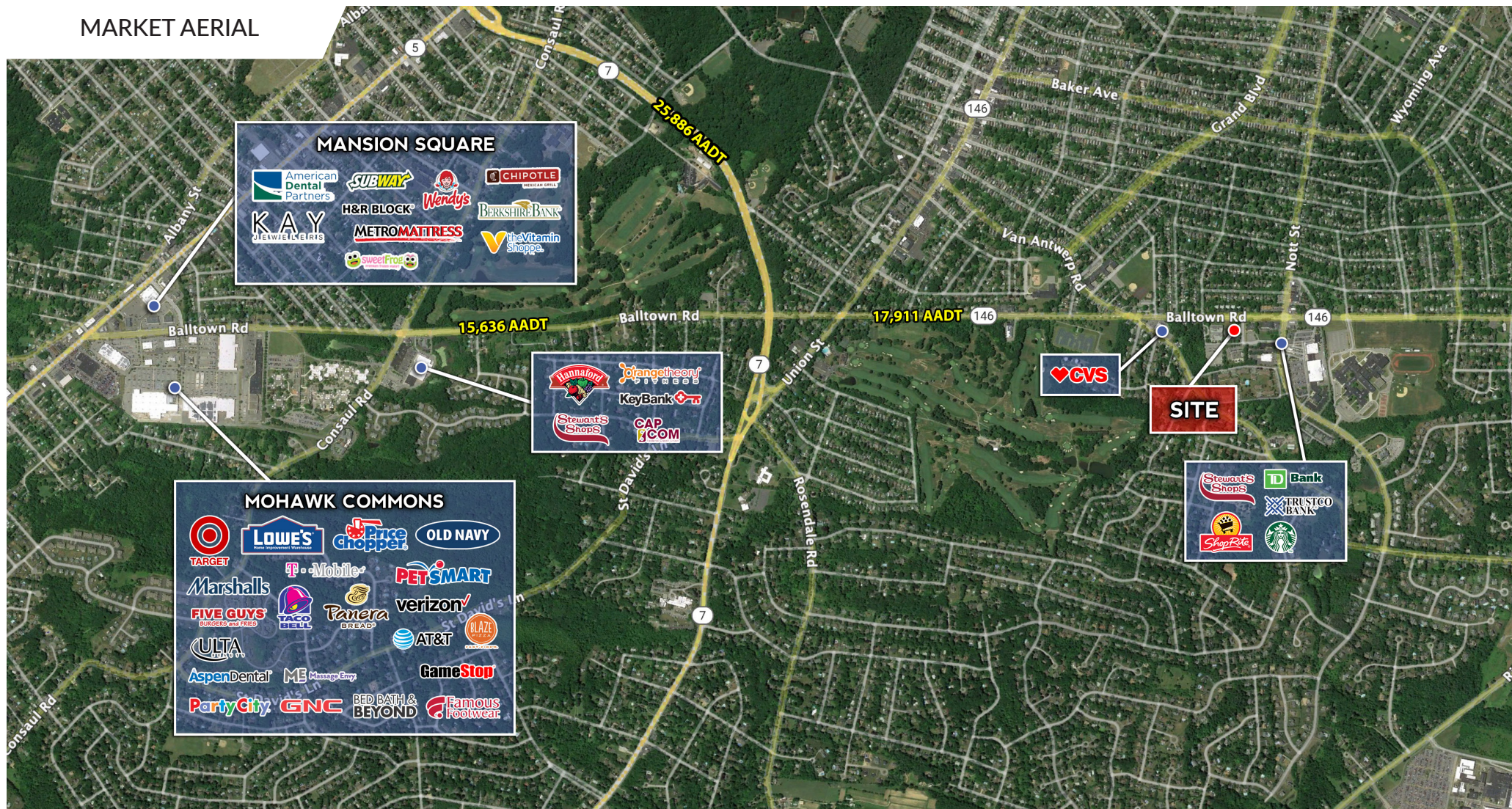
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MARKET AERIAL



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PROPERTY INFORMATION AND DEMOGRAPHICS

Information

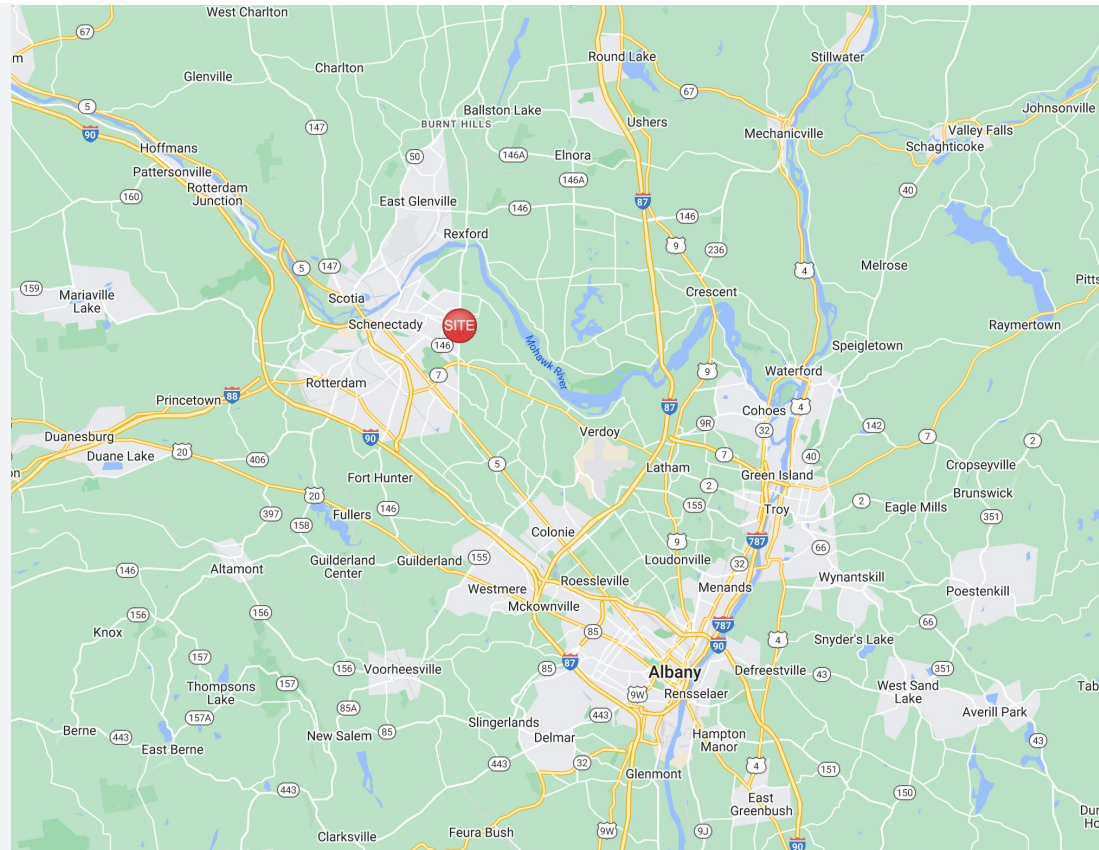
Available Space	10,004 SF
Combined Parking	39 Spaces
Zoning	CH
Total GLA	10,004 SF
Price	12.50 NNN
Acreage	1.98

Key Features

- 16 Private Offices
- Open Bull Pen Area
- 3 Conference Rooms
- Private Parking Lot for 39 Cars
- High Visibility Location
- Can be Converted into a Retail Location

Demographics

	1 Mile	3 Miles	5 Miles
Population	10,889	77,774	152,945
Households	4,496	31,345	62,663
Average HH Income	\$113,458	\$75,426	\$81,908
Daytime Population	6,432	68,408	112,567
Business Establishments	297	2,267	4,049



CONTACT US ►

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