

TITAN COMMERCIAL REALTY GROUP LLC



PROUDLY PRESENTS:
7 NORTHERN DRIVE
TROY ,NEW YORK 12182
RENSSELAER COUNTY

TURNKEY RETAIL OPPORTUNITY IN HIGH-TRAFFIC CENTER

FOR RENT

QUICK FACTS

- **PRIME LOCATION:** HIGH VISIBILITY ON NORTHERN DRIVE, CONNECTING NORTH TROY AND BRUNSWICK.
- **STRONG ANCHORS:** FOOT TRAFFIC DRIVEN BY DOLLAR TREE AND FAMILY DOLLAR.
- **TURNKEY SPACE:** 1,000-2,000 SQ FT READY FOR IMMEDIATE OCCUPANCY.
- **DIVERSE CO-TENANTS:** INCLUDES LIQUOR STORE, BEER WAREHOUSE, LAUNDROMAT, AND RESTAURANT.
- **AMPLE PARKING:** 300 SPACES WITH EASY ACCESS.
- **LARGE PYLON SIGNAGE** DIRECTLY ON NORTHERN DRIVE.
- **HIGH POPULATION DENSITY:** SERVES ~30,000 RESIDENTS IN NEARBY NEIGHBORHOODS.
- **FLEXIBLE SPACE:** 1,000SF IN LINE OR 2,000 SQ FT END CAP AVAILABLE.
- **ASKING:** \$2,500.00 GROSS + UTILITIES.



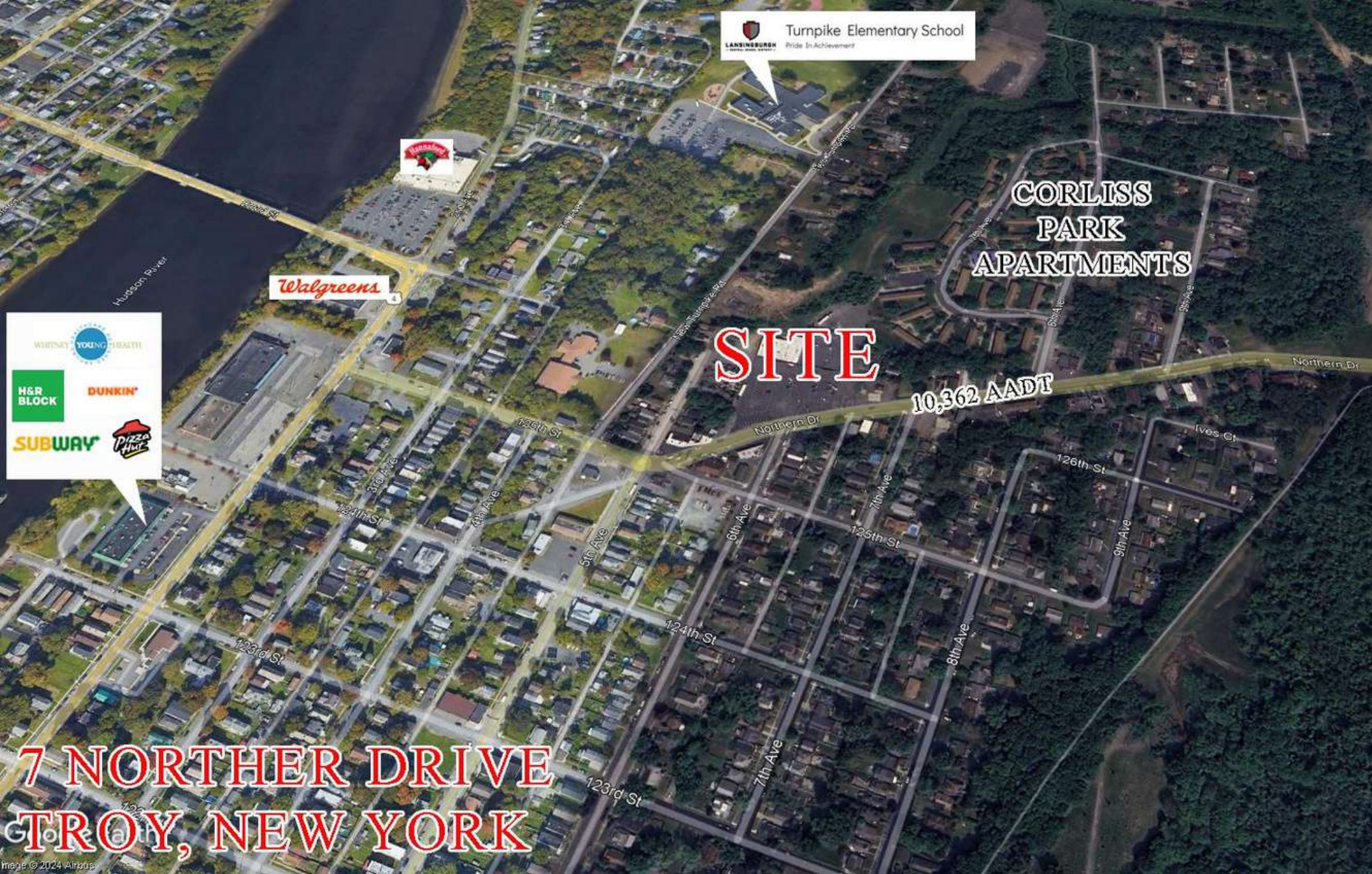
VIDEO TOUR



7 Northern Drive Troy, NY







**7 NORTHER DRIVE
TROY, NEW YORK**

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WWW.TITANCOMMERCIALREALTYGROUP.COM

https://www.dos.ny.gov/licensing/docs/FairHousingNotice_new.pdf

**HELPING BUILD EMPIRES
ONE DEAL AT A TIME**

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