

FOR LEASE



168 ERIE BLVD. SCHENECTADY, NY 12305

TRG

168 ERIE BLVD.

HIGHLIGHTS

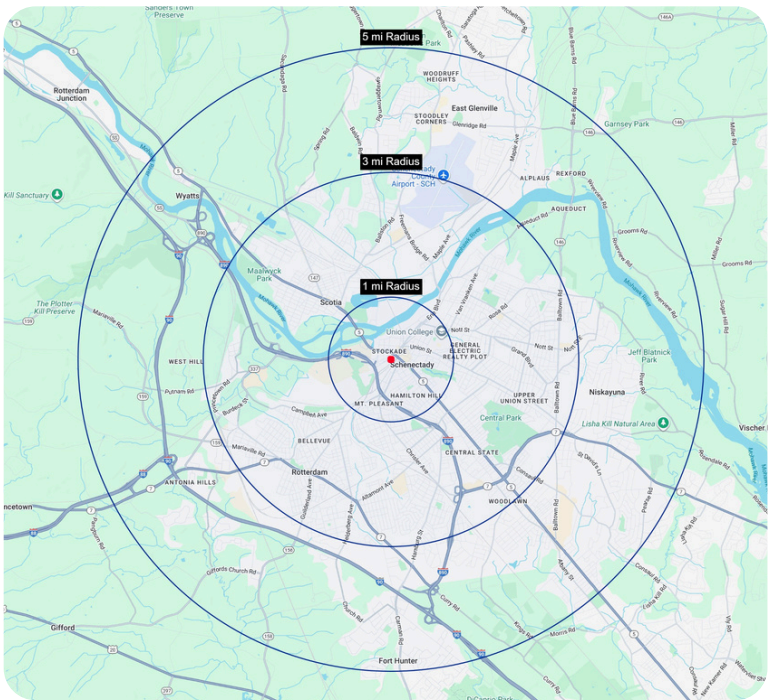
- Available for Lease.
- Across from \$52 Million Aquatic Center projected opening Q4 2027.
- 16,000+ Cars per day.
- Downtown Mixed-Use (C-4).
- Immediate Highway Access off of I-890 / Exit 4B.
- Can accommodate drive thru and gas station uses.

OFFERING INFO

Parcel Size:	2.0 Acres
Available Space:	Up to 17,000 SF
Rent:	Call for details
Nets:	Call for details

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION:	20,089	108,464	150,880
HOUSEHOLDS	7,707	44,558	61,829
AVERAGE HH INCOME	\$60,815	\$89,667	\$103,947
DAYTIME POPULATION	21,608	75,603	109,426
BUSINESS ESTABLISHMENTS	828	2,893	3,931



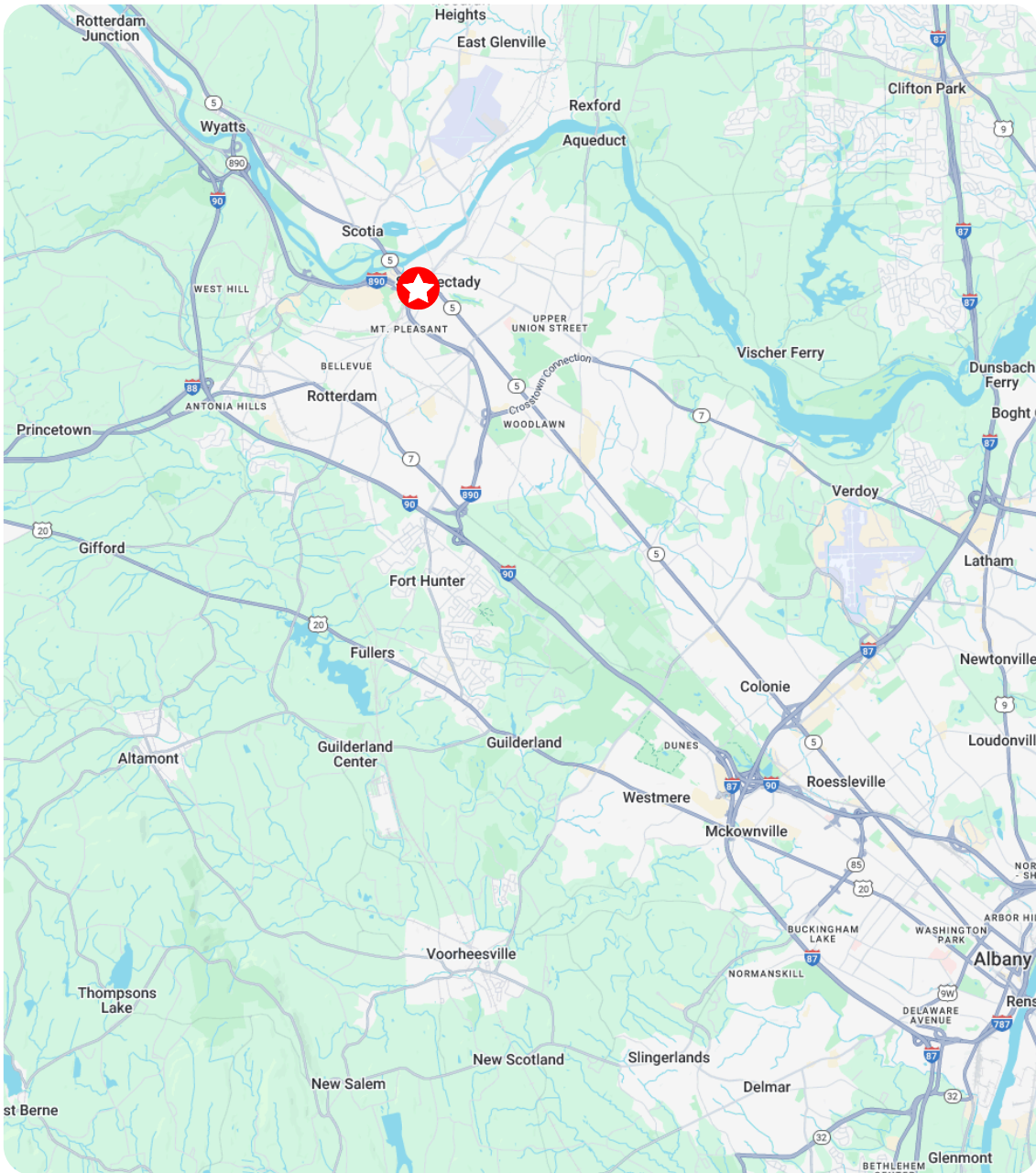
Area Retailers:







168 ERIE BLVD. SCHENECTADY, NY 12305



For all real estate inquiries please
contact exclusive brokers:

Michael Maznio

518.330.9934

mmaznio@trgcos.com

Andrew Peckage

518.859.5005

apeckage@trgcos.com



Trinity Realty Group
18 Computer Drive East, Ste 201
Albany, NY 12205
518.458.7203
trgcos.com

The information contained herein has been obtained from sources deemed reliable. However we do not make any guarantees, warranties, or representation as to the completeness and accuracy thereof.