



26 NORTH GREENBUSH RD | NORTH GREENBUSH, NY

V SQUARE

1,842 SF AVAILABLE | FOR LEASE



PROJECT DETAILS

NORTH GREENBUSH, NY • 1,842 SF AVAILABLE • FOR LEASE

PROPERTY HIGHLIGHTS

- Join Starbucks, BARE Blends, Bubbakoo's Burritos, AT&T and WellNow in this new development, located on Route 4 across the street from Hudson Valley Community College.
- 1,842 SF remains available for lease (approximate width of 22').
- No food or restaurants permitted.
- Double-sided pylon panel on Route 4 with visibility to over 22,000 vehicles per day.
- Vehicular and pedestrian cross access between 16 North and North Greenbush Commons.
- Proximate to Route 378, I-787 & I-90.
- 1 mile from Rensselaer Technology Park with 2,500 employees, including Regeneron, Albany Medical Center Hospital & MetLife.
- Surrounded by new single family housing, townhomes and student housing.

OFFERING SUMMARY

LEASE RATE	\$25.00 PSF + \$4.50 PSF NNN
BUILDING SIZE	13,500 SF
AVAILABLE SF	1,842 SF
NUMBER OF UNITS	1

DEMOGRAPHICS

TOTAL POPULATION

1 MILE	3 MILES	5 MILES
6,492	60,442	155,241

TOTAL HOUSEHOLDS

1 MILE	3 MILES	5 MILES
2,730	25,886	67,307

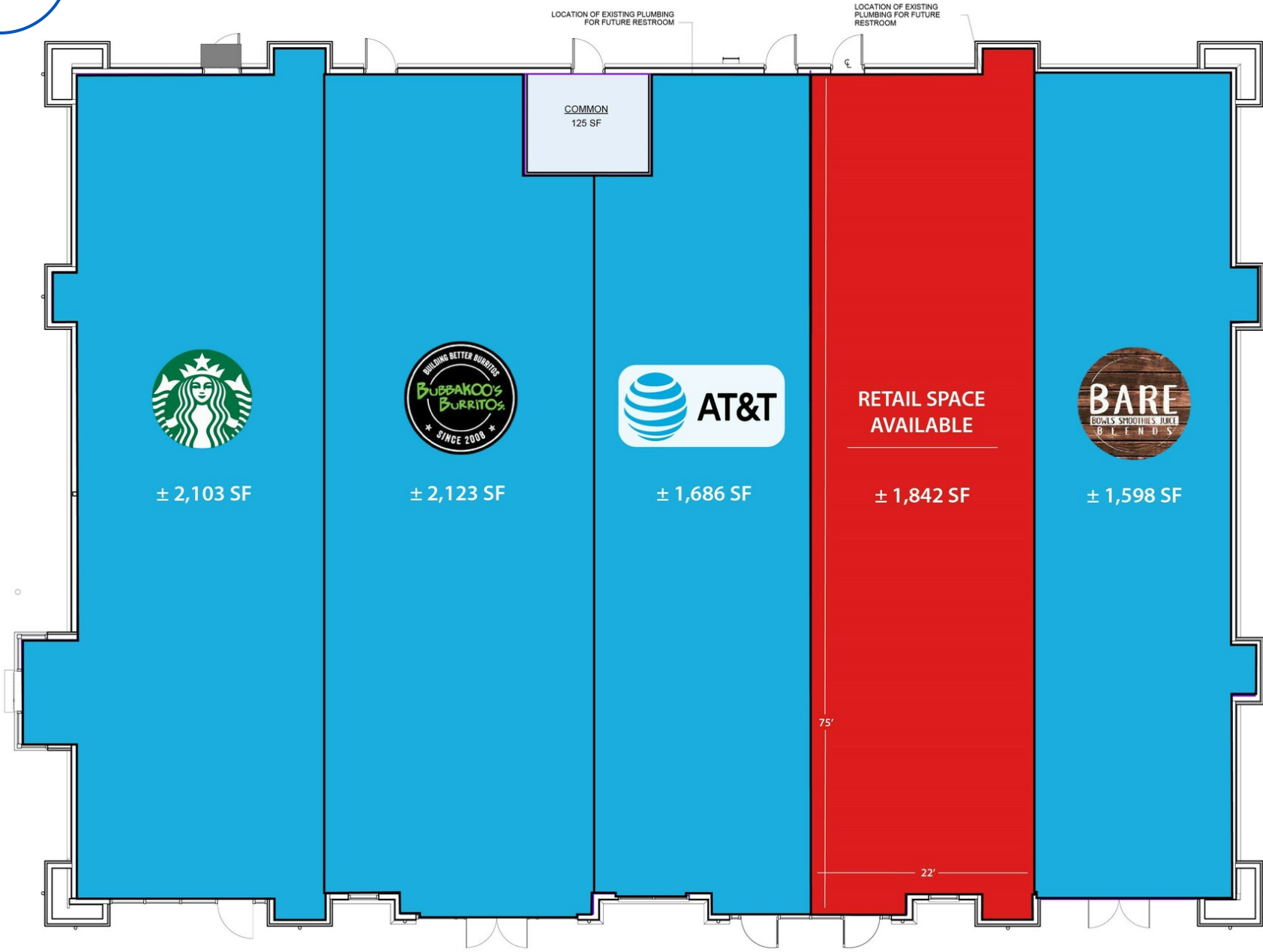
MEDIAN HH INCOME

1 MILE	3 MILES	5 MILES
\$67,914	\$63,665	\$61,772



FLOOR PLAN

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1 T/SLAB
3/16" = 1'-0"

**ZOOM
AERIAL**

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HUDSON VALLEY PLAZA

MARKET
BY PRICE CHOPPER

RITE AID **Job LOT**
Ocean State

HUDSON VALLEY COMMUNITY COLLEGE
12,500 Students

LASALLE INSTITUTE
400 Students

16 NORTH

Panera BREAD

FRESENIUS KIDNEY CARE

THE GREEN ROOM
PHYSICAL THERAPY

V SQUARE

STARBUCKS

BREAKCO'S BURRITOS **BARE**
ESTABLISHED 1998

AT&T

wellnow

N GREENBUSH COMMONS

Stewart's Shops

JUNIOR'S
BAR & GRILL
NORTH GREENBUSH, NY

SATELLITE
AERIAL

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