



274 TROY ROAD | NORTH GREENBUSH, NY

# NORTH GREENBUSH SQUARE

UP TO 2,907 SF AVAILABLE | FOR LEASE



## PROJECT DETAILS

**NORTH GREENBUSH, NY** • UP TO 2,907 SF AVAILABLE • FOR LEASE

### PROPERTY HIGHLIGHTS

- Retail strip center located on Route 4, across from Walmart Supercenter.
- Two in-line spaces available, which can be combined to total 2,907 SF.
  - Former beauty supply store is 1,335 SF
  - Former cell phone store is 1,572 SF
- Traffic signal access with pylon sign.
- Excellent visibility.
- Co-Tenants: Mattress Firm & SportsClips Haircuts

### OFFERING SUMMARY

LEASE RATE	\$20.00 PSF NNN
TOTAL AVAILABLE SF	1,335 + 1,572 = 2,907 SF

### 2024 DEMOGRAPHICS

#### TOTAL POPULATION

1 MILE	3 MILES	5 MILES
1,610	32,872	131,334

#### DAYTIME POPULATION

1 MILE	3 MILES	5 MILES
4,135	55,705	177,738

#### TOTAL HOUSEHOLDS

1 MILE	3 MILES	5 MILES
783	15,172	57,970

#### MEDIAN HH INCOME

1 MILE	3 MILES	5 MILES
\$115,982	\$79,132	\$65,916



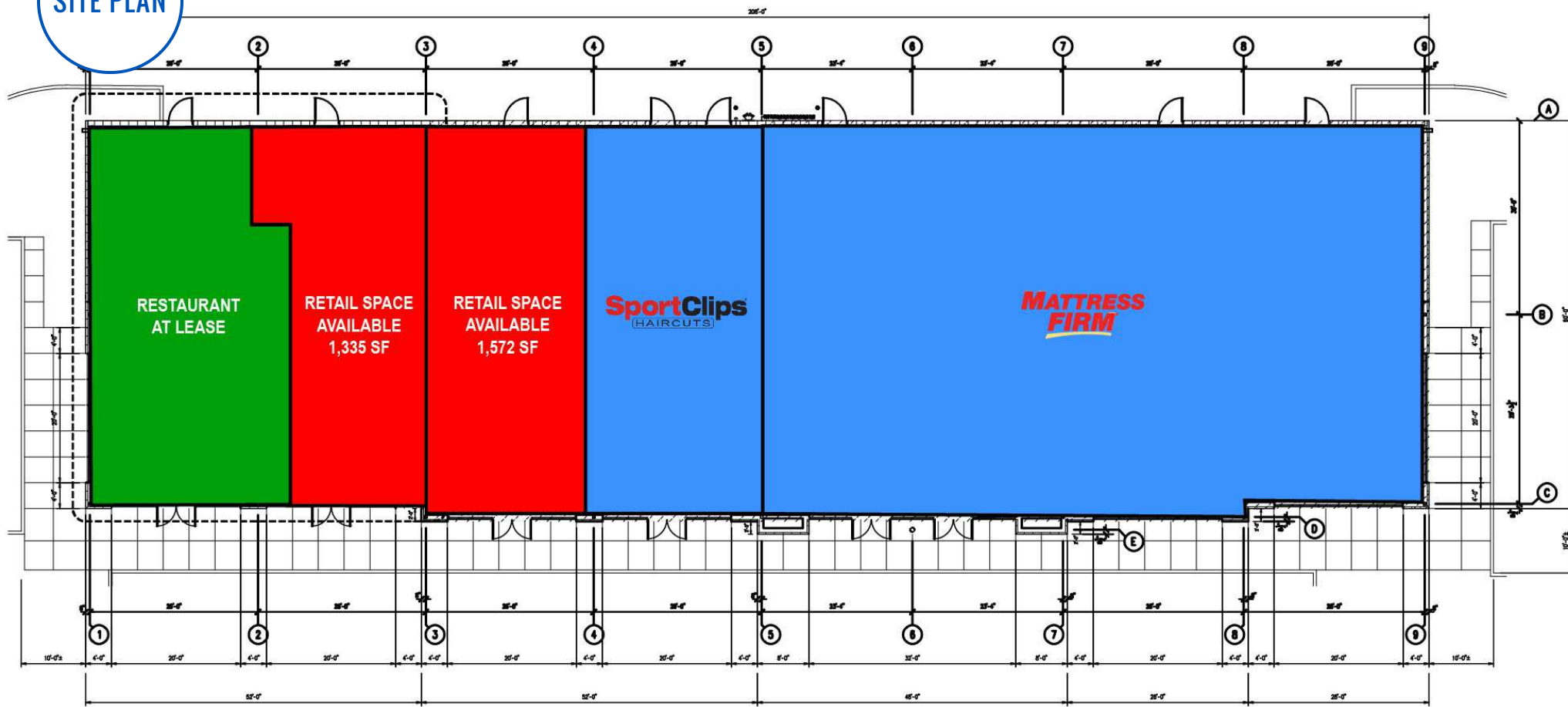
ZOOM  
AERIAL

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# SITE PLAN

NORTH GREENBUSH SQUARE • TOTAL OF 2,907 SF AVAILABLE • RETAIL



1 Floor Plan  
SCALE: 1/8" = 1'-0"  
12,730.00 S.F.



SATELLITE  
AERIAL

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