

FOR SALE/LEASE



FORMER RITE AID

272 HOOSICK ST, TROY, NY 12180

1.51 ACRES / 14,659 SF/RETAIL/REDEVELOPMENT

building relationships.
maximizing **potential.**

PROPERTY SUMMARY

272 Hoosick St, Troy, NY 12180



OFFERING SUMMARY

Property Address	272 Hoosick St, Troy, NY 12180
County	Rensselaer
MSA	Albany–Schenectady–Troy, NY
Property Type	Retail
Building Size	14,659 + SF
Lot Size:	1.51 +/- Acres
Traffic Counts	Hoosick St: 26,023/ vpd Burdett Ave: 5,096/vpd
Parking	57+ Spaces
Sale Price	Upon Request
Lease Price	Upon Request
Ground Lease Price (1-2 Pads)	Upon Request

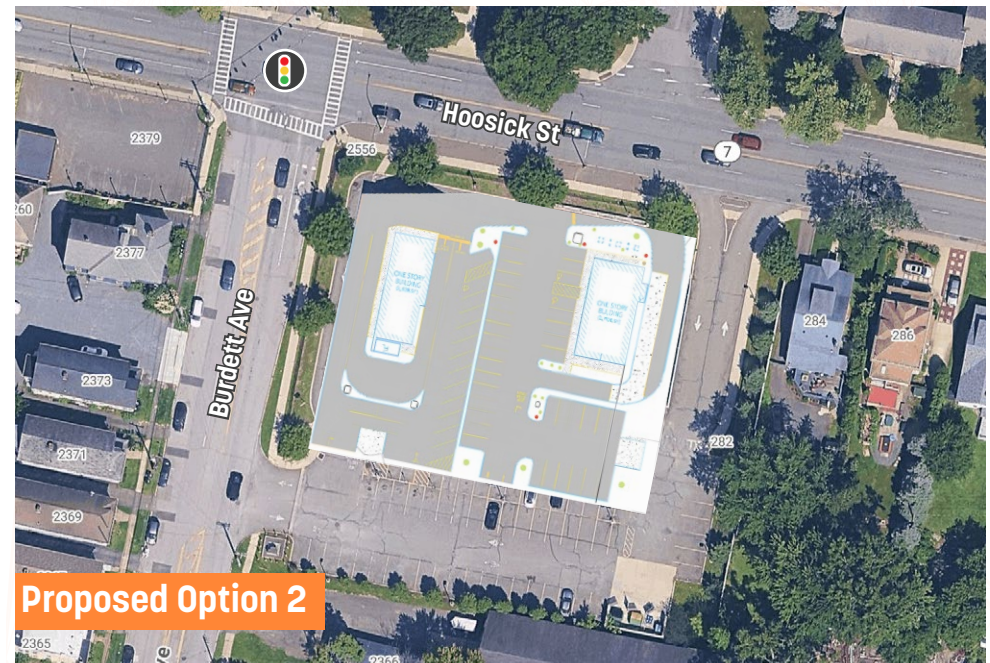
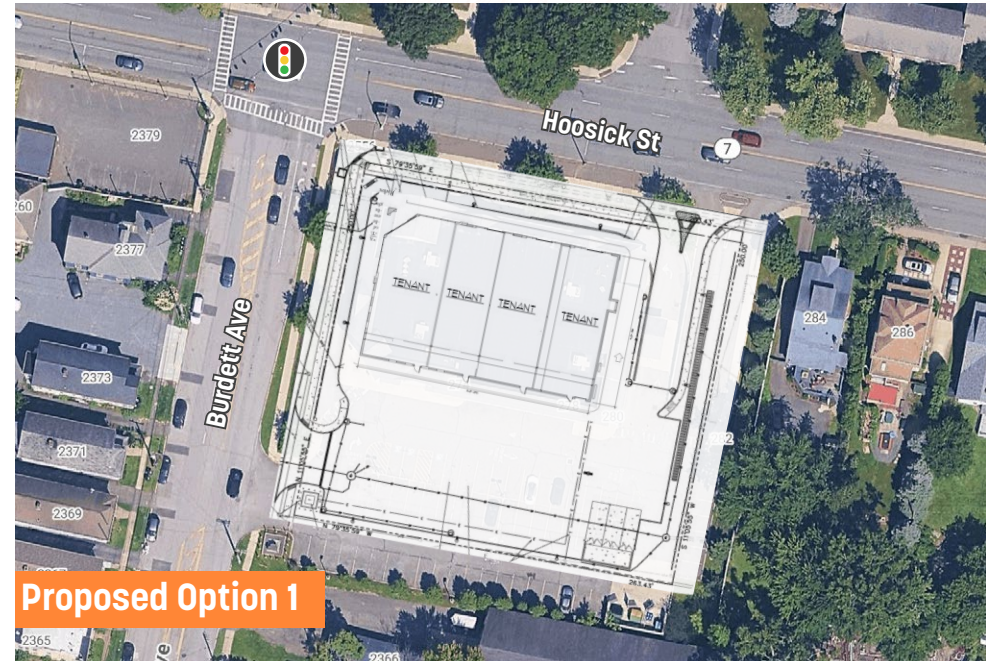
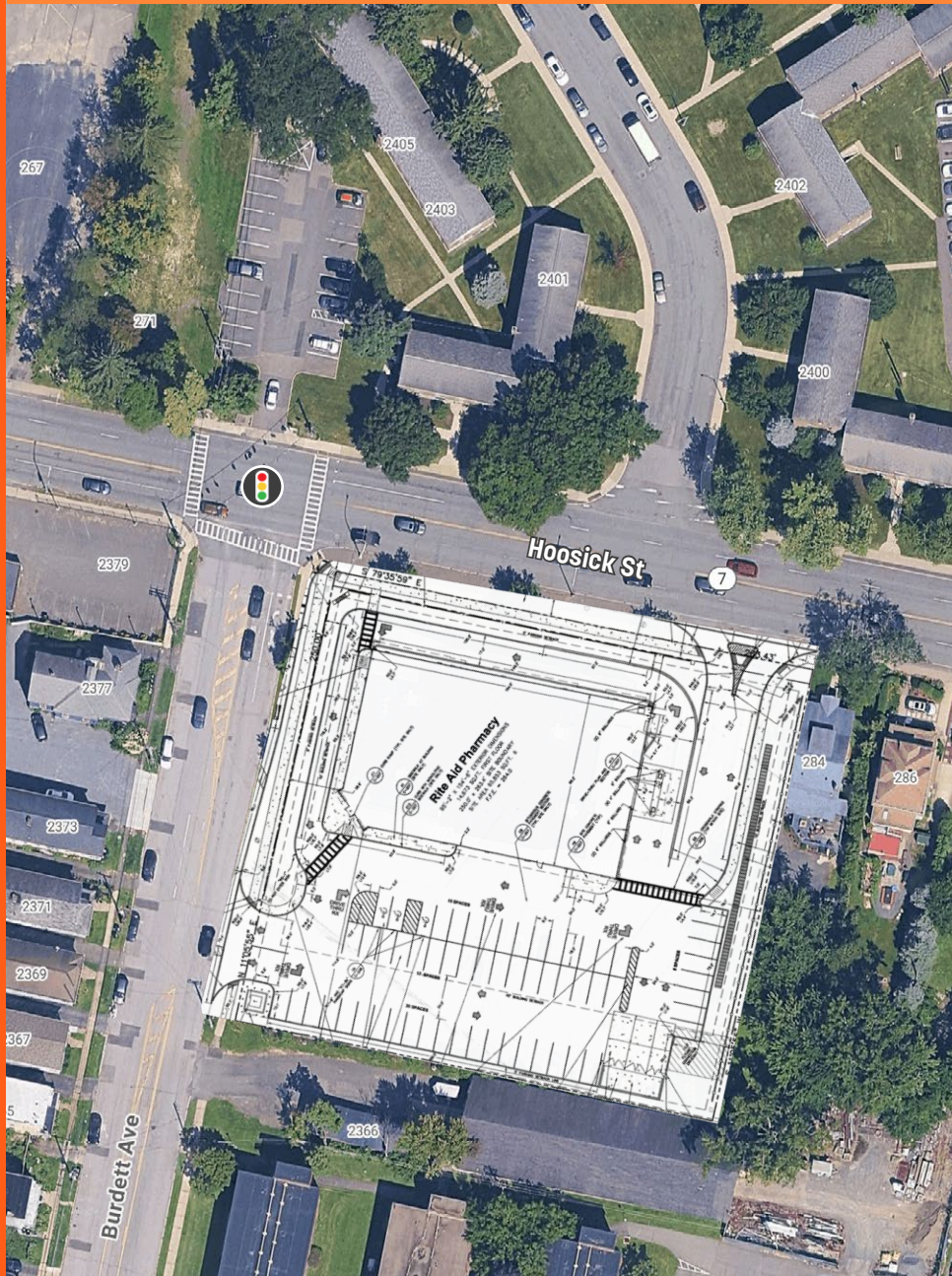
PROPERTY HIGHLIGHTS

- 14,659 SF freestanding retail building built in 2009 ON 1.51+/- acre lot
- Zoned CC Commercial Corridor allowing broad retail uses
- Former Rite Aid with existing infrastructure and utility connections
- Available for sale, single or multi-tenant lease, or up to two retail pads for ground lease
- Ample on-site parking with multiple access points
- Strong visibility along Hoosick Street frontage
- Located near Samaritan Hospital and Rensselaer Polytechnic Institute (RPI) with steady institutional presence nearby

SITE PLAN (EXISTING & PROPOSED)

272 Hoosick St, Troy, NY 12180

Existing Site Plan



BIRDSEYE AERIAL

272 Hoosick St, Troy, NY 12180



PROPERTY PHOTOS

272 Hoosick St, Troy, NY 12180



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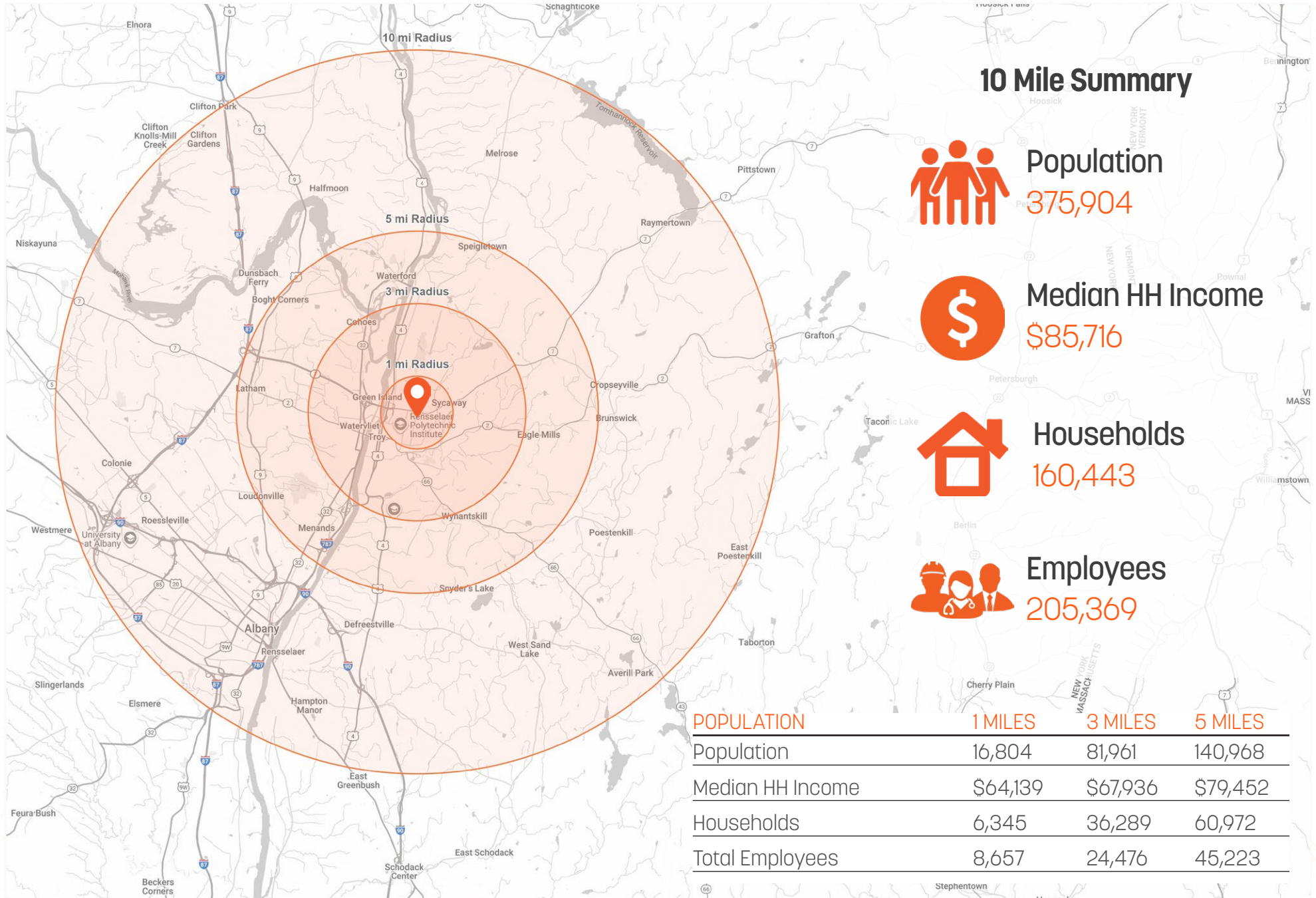


Caliber
Commercial Brokerage



DEMOGRAPHICS SUMMARY

272 Hoosick St, Troy, NY 12180



EXCLUSIVELY REPRESENTED BY

272 Hoosick St, Troy, NY 12180



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