



NORTH GREENBUSH, NY

16 NORTH

2,665 SF AVAILABLE | MIXED USE PROJECT

PROJECT DETAILS

AVAILABLE SPACE	2,665 SF		
TRAFFIC COUNTS	22,214 Route 4 ADT		
PROPERTY HIGHLIGHTS	<p>Fully built out former salon</p> <p>Mixed-use project focused on health & wellness, with a strong blend of national and local tenants.</p> <p>Located on Route 4, across the street from Hudson Valley Community College.</p> <p>Access at signalized intersection and through the adjacent V Square project.</p> <p>Second story office fully leased</p> <p>\$25.00 PSF + \$4.50 in net charges</p>		
CO-TENANTS	Panera Bread, Yoga Cure, The Green Room Physical Therapy, The Face Space, and more		
COUNTY	Rensselaer		
	1 MILE	3 MILE	5 MILE
 POPULATION	5,913	60,887	152,920
 TOTAL HOUSEHOLDS	2,597	26,127	65,529
 MEDIAN HH INCOME	\$62,968	\$58,819	\$57,078



SATELLITE
AERIAL



SITE
AERIAL

MORRISON AVE

18,985 ADT '19

HUDSON
VALLEY PLAZA

**MAP32
KET**
BY PRICE
CHOPPER

Ocean State
**JOB
LOT**

16 NORTH

**Panera
BREAD®**

**FRESENIUS
KIDNEY CARE**

**THE GREEN ROOM
PHYSICAL THERAPY**

YOGACURE
HEALING HOT YOGA

V SQUARE

**wellNOW
URGENT CARE®**

AT&T



N. GREENBUSH ROAD

4

22,431 ADT '19

SOUTH ROAD

HUDSON VALLEY
COMMUNITY COLLEGE
12,500 Students

LASALLE INSTITUTE
400 Students

NORTH
GREENBUSH
COMMONS

**Stewart's
Shops**

**JUNIOR'S
BAR & GRILL**
NORTH GREENBUSH, NY

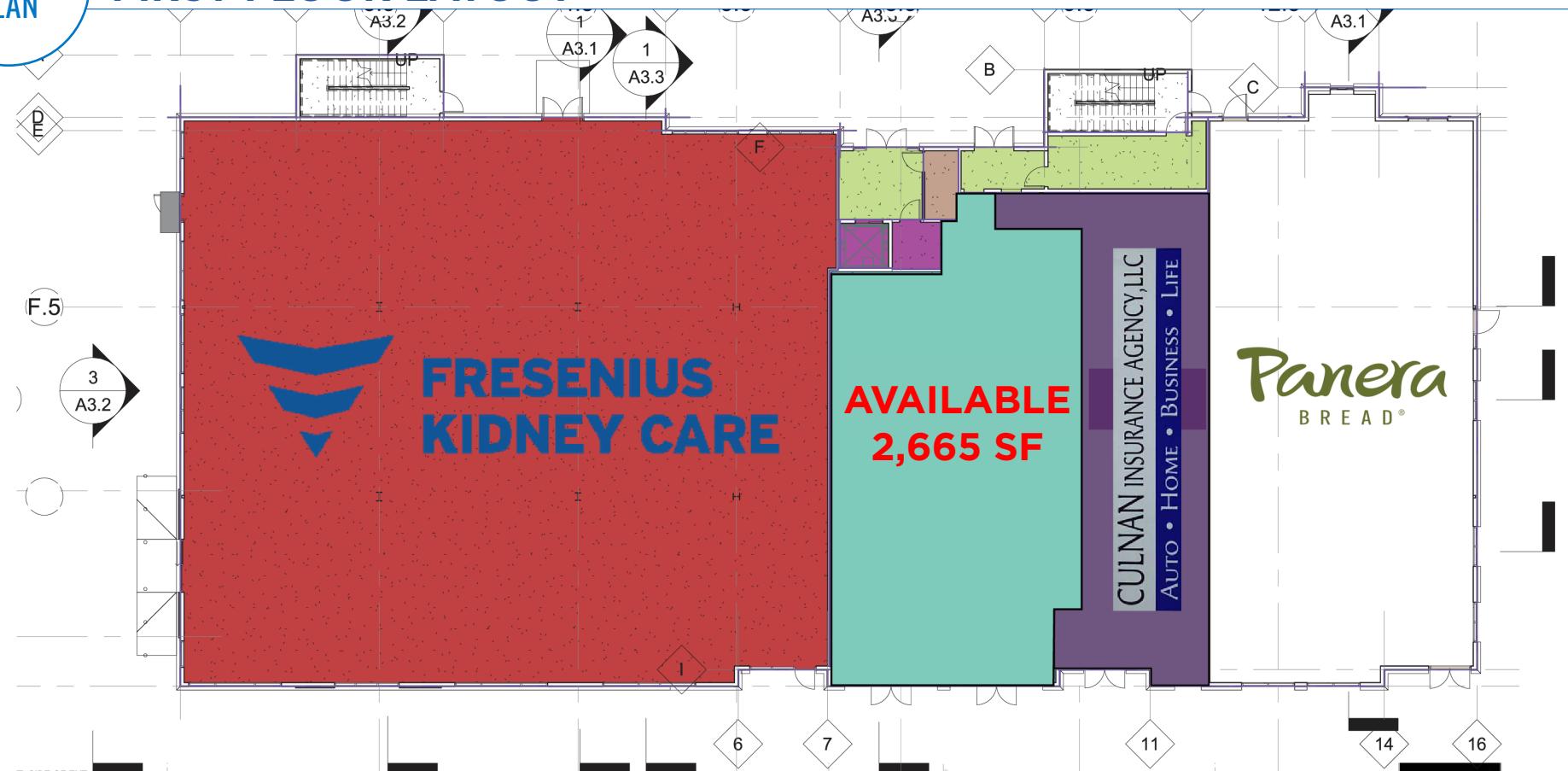
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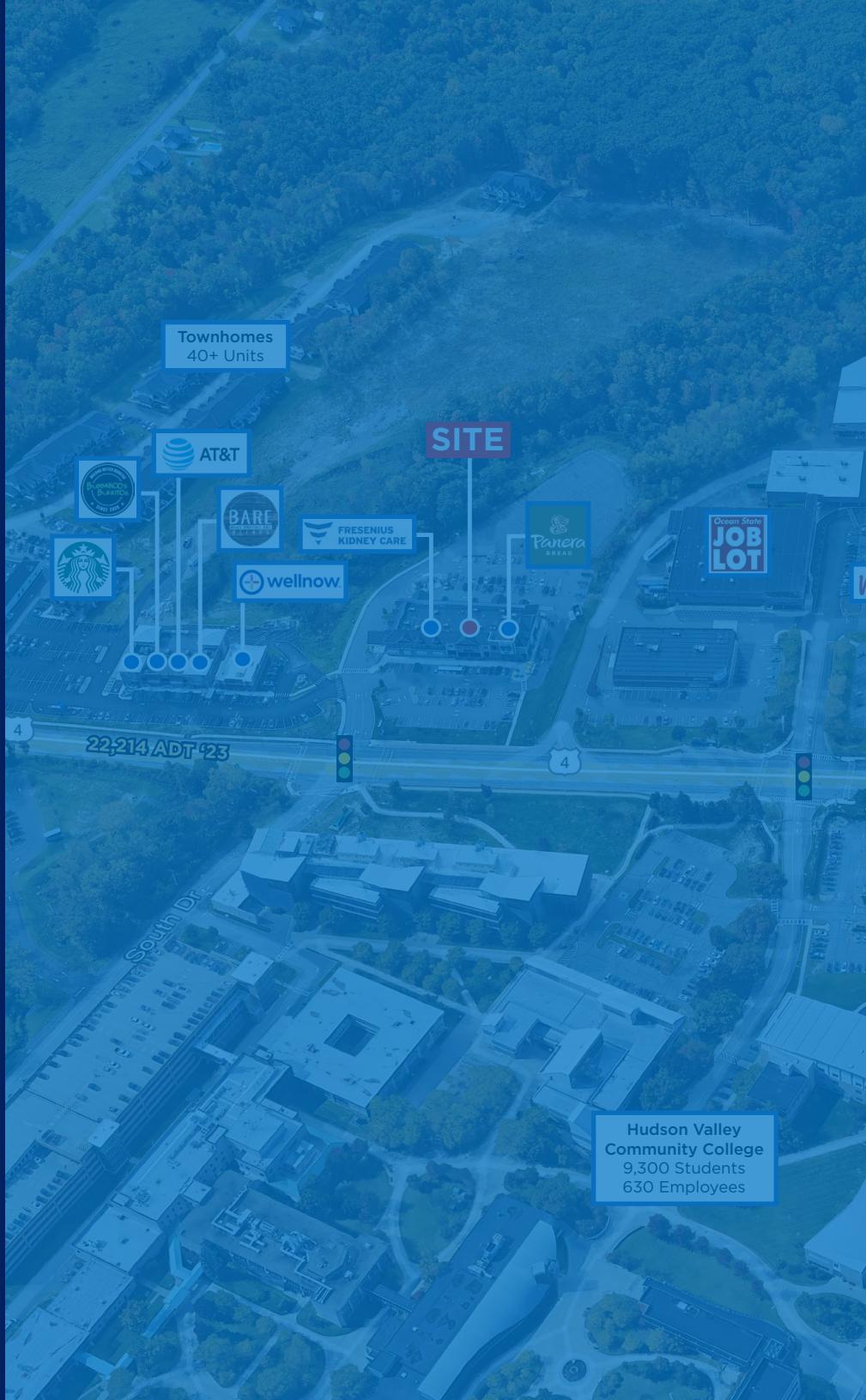
9,773 ADT '19

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SITE
PLAN

FIRST FLOOR LAYOUT





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