



NORTH GREENBUSH, NY

# 16 NORTH

2,665 SF AVAILABLE | MIXED USE PROJECT





## PROJECT DETAILS

16 NORTH • 2,665 SF AVAILABLE • MIXED USE PROJECT

### AVAILABLE SPACE

2,665 SF

### TRAFFIC COUNTS

22,214 Route 4 ADT

### PROPERTY HIGHLIGHTS

Fully built out former salon

Mixed-use project focused on health & wellness, with a strong blend of national and local tenants.

Located on Route 4, across the street from Hudson Valley Community College.

Access at signalized intersection and through the adjacent V Square project.

Second story office fully leased

\$25.00 PSF + \$4.50 in net charges

### CO-TENANTS

Panera Bread, Yoga Cure, The Green Room Physical Therapy, The Face Space, and more

### COUNTY

Rensselaer

|   | 1 MILE   | 3 MILE   | 5 MILE   |
|---|----------|----------|----------|
|  <b>POPULATION</b>        | 5,913    | 60,887   | 152,920  |
|  <b>TOTAL HOUSEHOLDS</b> | 2,597    | 26,127   | 65,529   |
|  <b>MEDIAN HH INCOME</b> | \$62,968 | \$58,819 | \$57,078 |









SITE  
AERIAL

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HUDSON  
VALLEY PLAZA

**MARKET**  
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** **Starbucks**

HUDSON VALLEY  
COMMUNITY COLLEGE  
12,500 Students

LASALLE INSTITUTE  
400 Students

NORTH  
GREENBUSH  
COMMONS

**Stewart's  
Shops**

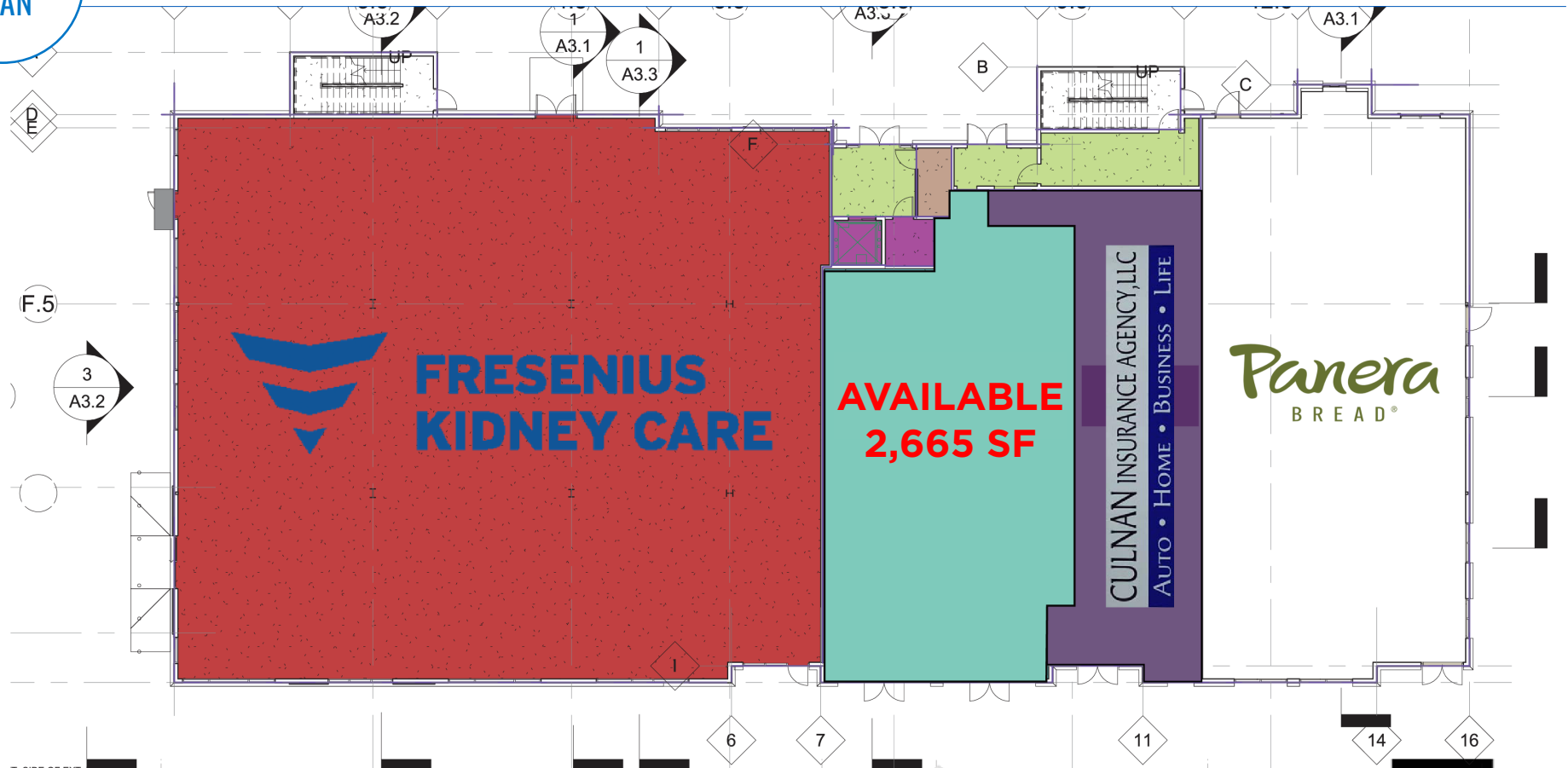
**JUNIOR'S**  
BAR & GRILL  
NORTH GREENBUSH, NY

ANATOMIE



SITE  
PLAN

# FIRST FLOOR LAYOUT



NORTH GREENBUSH, NY

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