

FROM 1,500 SF UP

1ST FLOOR RETAIL/COMMERCIAL SUITES

FOR LEASE

578-580 COLUMBIA TURNPIKE, EAST GREENBUSH, NY 12061



FLEXIBLE
CONFIGURATIONS



VISIBILITY FROM
SIGNALIZED
INTERSECTION



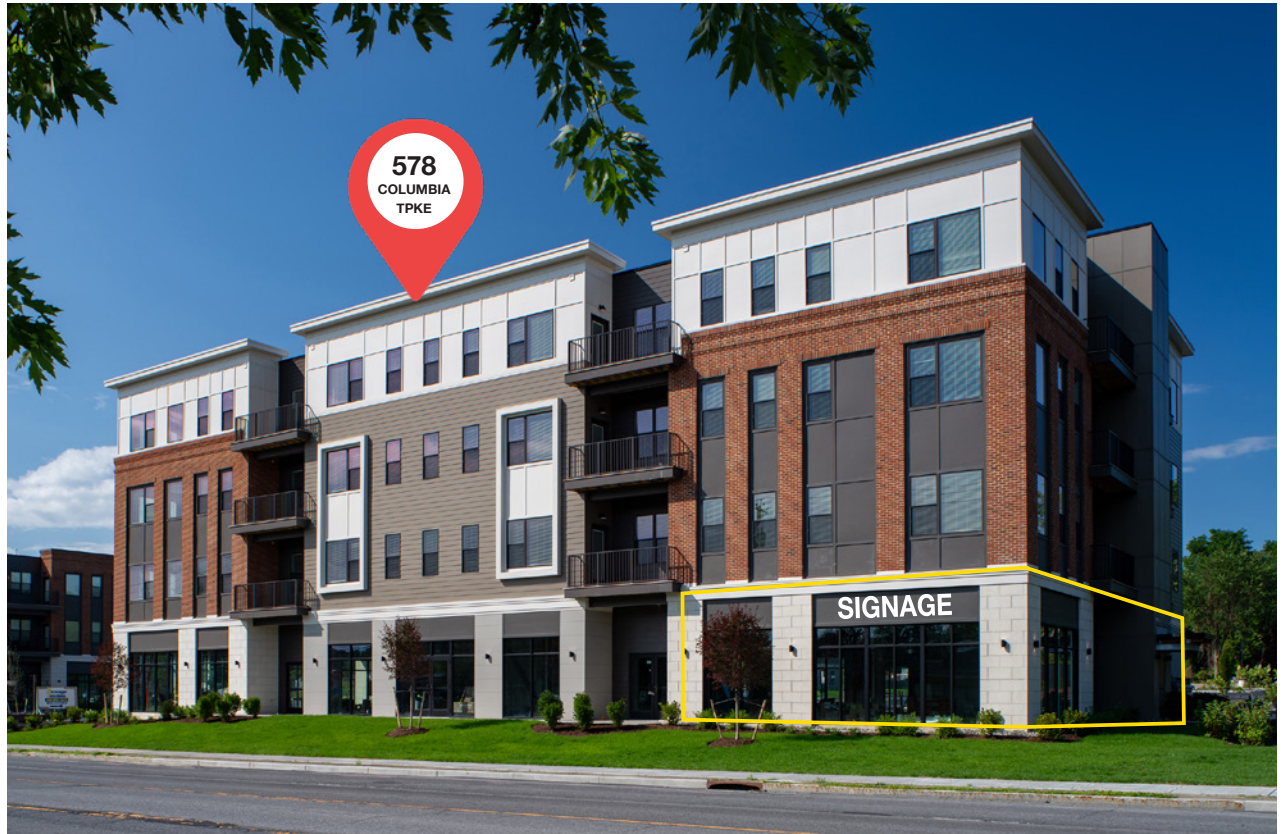
PREMIER
RETAIL
CORRIDOR



INTRODUCTION:

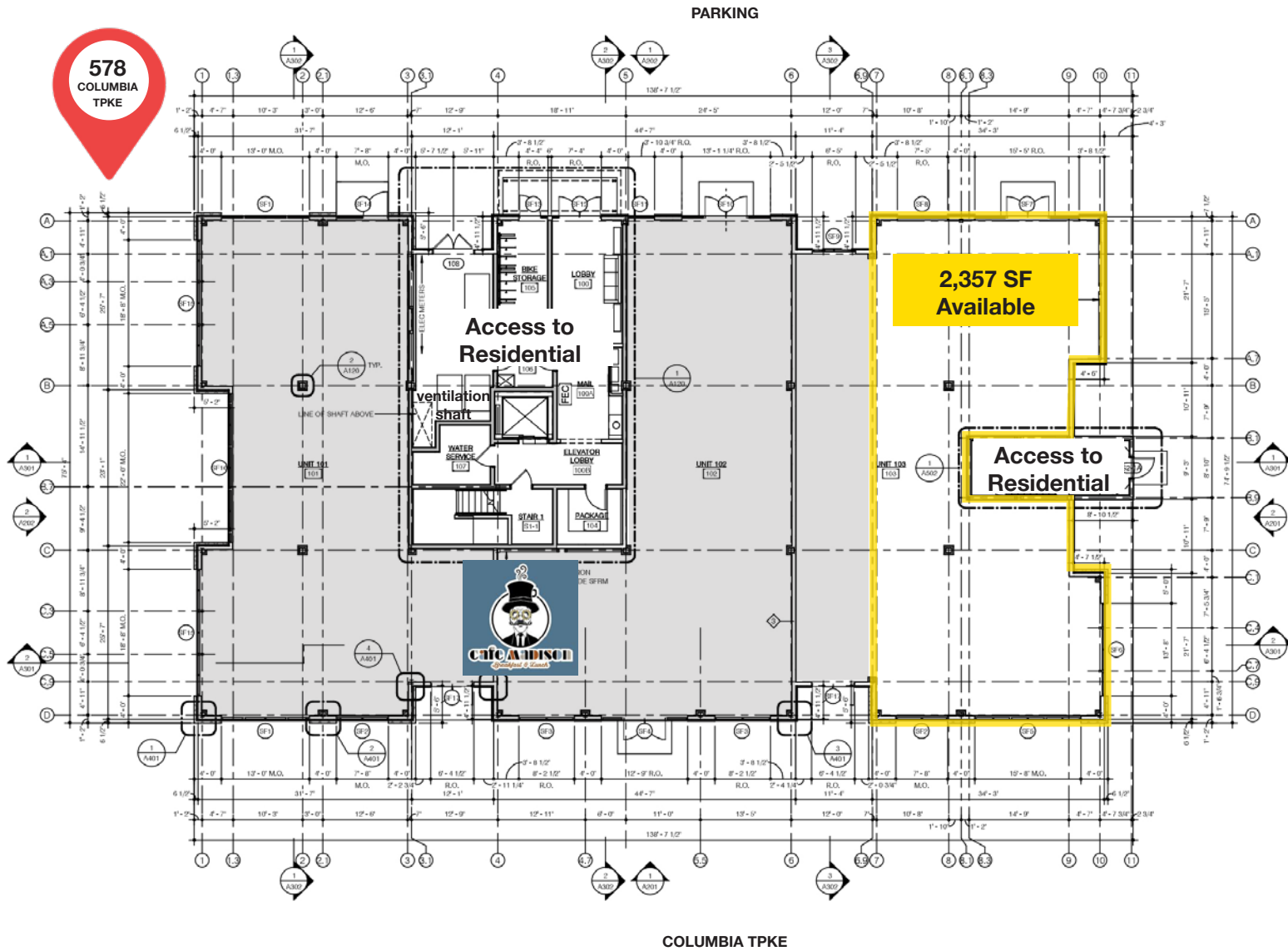
Property Overview

Exciting new construction mixed-use development with first floor retail available for lease. Town Center on 20 development includes approvals for up to 275 residential units (First Phase 78 Units 100% leased) along with approximately 20,000 SF of first floor commercial space. Located along busy Columbia Turnpike in the heart of East Greenbush and in between Market 32 and Hannaford anchored centers. Flexible configuration for retail tenants from 1,500 SF and up. Remaining suites can be built out to suite tenants needs.



Building Type	Retail/Commercial
Building Size	580 Columbia: 10,852 SF 578 Columbia: 7,980 SF
Available Spaces	580 Columbia: 1,700 SF 578 Columbia: 2,357 SF

Building Depth	Approx. 75'	Sprinkler	Wet
Delivery	Negotiable	Zoning	PDD
Lease Rate	Contact Listing Agent	Utilities (gas & Electric)	National Grid
Ceiling Height	12-14' clear	Water and Sewer	Municipal
Parking	209 Spaces		



STANDBROKERAGE COMPANY
 4 Executive Park Drive
 Albany, NY 12203
 standardbrokerageco.com

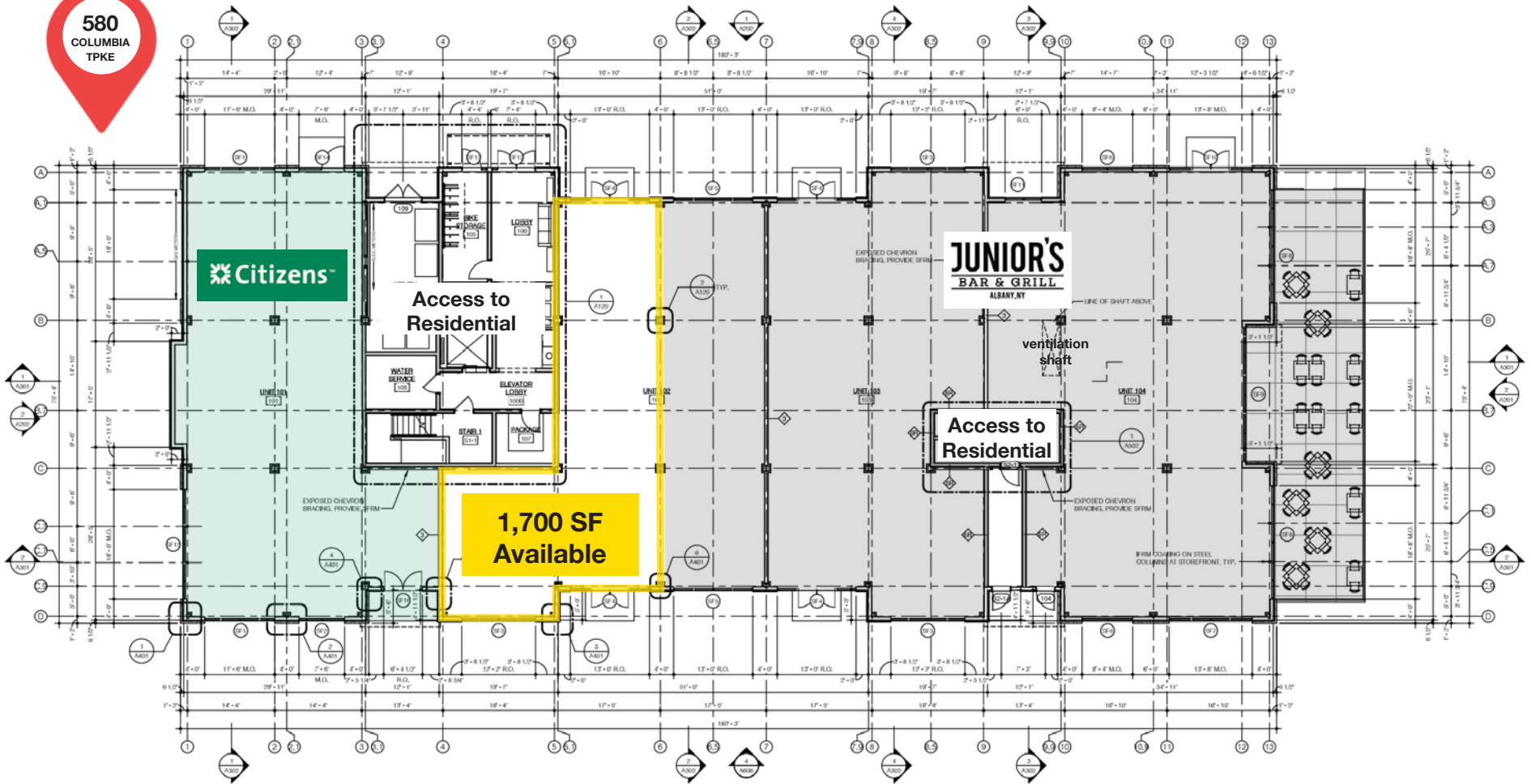
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TOWN CENTER
 - ON TWENTY -



PARKING



COLUMBIA TPKE

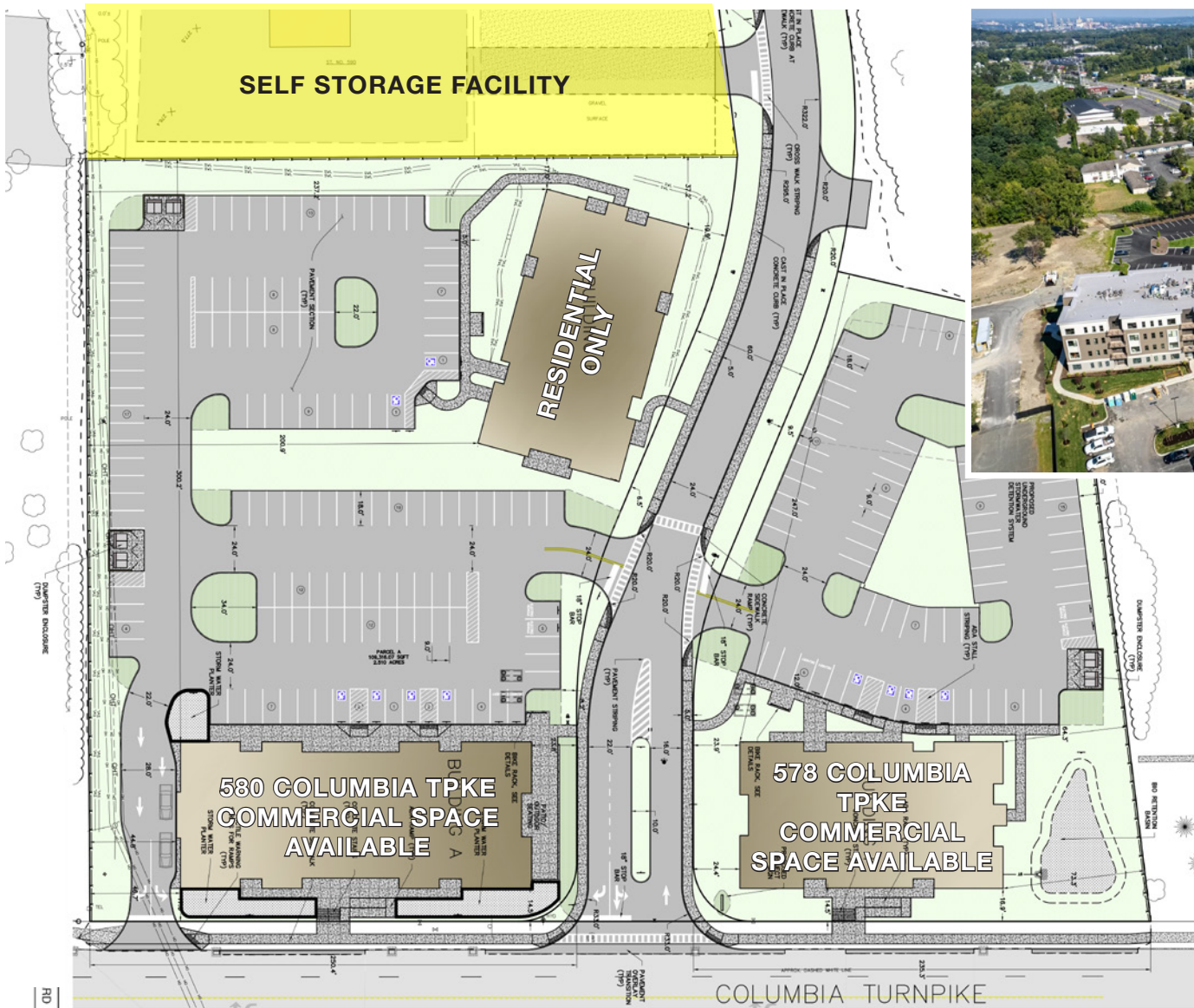


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TOWN CENTER
ON TWENTY



September 2023





----- Albany-Hudson Electric Trail (AHET): The recently completed 35 mile multi-use bicycling and pedestrian trail stretches from Hudson, NY to Rensselaer, NY.



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DEMOGRAPHICS

	1 MI.	3 MI.	5 MI.
Est. Population (2022)	4,083	18,820	75,946
Est. Households (2022)	1,729	8,188	33,812
Est. Average HH Income (2022)	\$127,523	\$112,801	\$86,992
Est. Median HH Income (2022)	\$96,470	\$92,865	\$69,881
Total Businesses	224	708	3,799
Total Employees	2,169	9,320	59,870

Source: Applied Geographic Solutions 11/2022

TRAFFIC COUNTS

Columbia Turnpike & Troy Road	26,999 AADT
Troy Road & Columbia Turnpike	15,400 AADT

Source: NYS DOT, 2019



The information contained herein has been given to us by the owner of the property or by other sources we deem reliable; we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

