

HUDSON VALLEY PLAZA

PAD SITE & INLINE SPACES AVAILABLE

75 Vandenburg Avenue
Troy, NY 12180



VENTURE
BROKERAGE GROUP



AVAILABLE OPPORTUNITIES (FOR LEASE)

- Inline spaces up to 13,205 SF
- Proposed pad site offering up to 4,000 SF retail space

PROPERTY HIGHLIGHTS

- GLA: 130,000 SF
- Highly visible to over 22,400 cars per day
- Traffic light access
- Across from Hudson Valley Community College with 13,000+/- students
- Anchored by Market 32 & Job Lot, neighborhood destination shopping



2815 Monroe Avenue
Rochester, NY 14618
www.VentureBrokerageGroup.com

Valerie Vincent | Licensed Real Estate Associate Broker
315.663.8827 (c)
Valerie@VentureBrokerageGroup.com

Information is correct to the best of our knowledge but is not guaranteed for accuracy.

HUDSON VALLEY PLAZA

75 Vandenburg Avenue
Troy, NY 12180



MARKET AERIAL



DEMOGRAPHIC SNAPSHOT

	1 Miles	3 Miles	5 Miles
Population	5,737	64,492	160,770
Daytime Population	5,824	63,013	178,446
Households	2,505	27,655	68,845
Average Household Income	\$72,625	\$75,526	\$76,134



1,929
Businesses



29,984
Employees



\$181,068
Median Home Value



35.8
Median Age

3-Mile Demographics



2815 Monroe Avenue
Rochester, NY 14618
www.VentureBrokerageGroup.com

Valerie Vincent | Licensed Real Estate Associate Broker
315.663.8827 (c)
Valerie@VentureBrokerageGroup.com

Information is correct to be the best of our knowledge but is not guaranteed for accuracy.