

**FOR LEASE**



RENSSELAER COUNTY | SALON

**16 N GREENBUSH RD**

**North Greenbush, NY**

**23North**  
COMMERCIAL REAL ESTATE SERVICES

## PROPERTY HIGHLIGHTS

- **Full service salon for lease**
- Plumbing, FF&E, mirrors, sinks, cabinets and more included
- Located in **North Greenbush**
- 5 minute drive to **787 Junction**
- 5 minute drive to **i90**
- <5 minute drive to most amenities
- Bus line
- Across from HVCC
- RPI, Russell Sage & Emma Willard within 5 minutes
- Located in **16 North Mixed-Use Building**

## OFFERING SUMMARY

AVAILABLE SF	2,665
RATE	\$25/SF + NNN





# LOCATION

16 N GREENBUSH RD



HUDSON RIVER



HUDSON VALLEY CC

16 NORTH PLAZA



LA SALLE SCHOOL





# DEMOGRAPHICS

16 N GREENBUSH RD

## MEDIAN HOUSE OR CONDO VALUE

City of Troy (2022)

\$177,100

## MEDIAN HH INCOME

City of Troy (2022)

\$52,387

## ESTIMATED PER CAPITA INCOME

City of Troy (2022)

\$33,743

## TOTAL POPULATION

1 Mile

13,832

2 Miles

41,255

3 Miles

69,928

## AVERAGE DAILY TRAFFIC COUNT

North Greenbush Rd (2023)

22,214





# PHOTOS

16 N GREENBUSH RD



SALON ENTRANCE



**23NORTHCRES.COM**

**INFO@23NORTHCRES.COM**

**877.206.7730**