



222 9TH STREET | TROY, NY

3,400 SF FREESTANDING BUILDING

FORMER WELLNOW AVAILABLE | FOR LEASE



PROJECT DETAILS

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PROPERTY HIGHLIGHTS

- Freestanding building with exposure to Hoosick Street (40,000 vehicles/day).
- Fully built out medical office with 7 exam rooms.
- Signalized access.
- 21 dedicated parks.
- Dedicated monument sign.
- Sublease available through 12/20/2030.

OFFERING SUMMARY

LEASE RATE	Call for Details
EXTRAS	Taxes \$0.75 PSF + Insurance \$0.05 PSF. Tenant self-maintains the property.
AVAILABLE SF	3,400 SF
YEAR BUILT	2020
ZONING	HCD - Hoosick Street Commerce District

DEMOGRAPHICS

TOTAL POPULATION

1 MILE	3 MILES	5 MILES
20,221	87,020	144,827

DAYTIME POPULATION

1 MILE	3 MILES	5 MILES
30,329	78,388	133,327

TOTAL HOUSEHOLDS

1 MILE	3 MILES	5 MILES
8,010	39,117	62,485

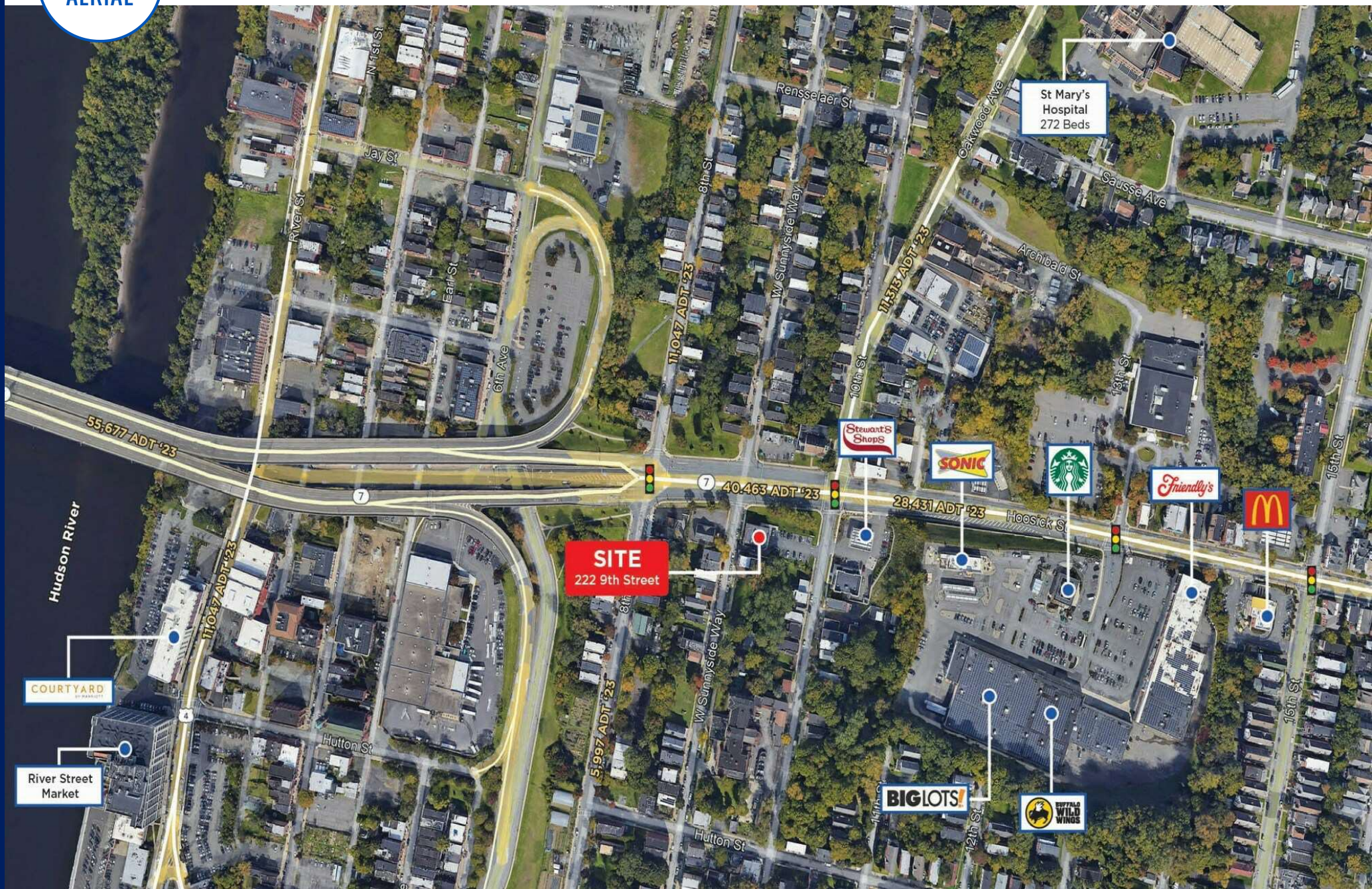
MEDIAN HH INCOME

1 MILE	3 MILES	5 MILES
\$48,175	\$60,426	\$70,912



ZOOM
AERIAL

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SITE PLAN

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Troy, NY

SIGN A	22" wellNOW Urgent Care / SPHP
Type:	Individual Channel Letters / Wall Sign
Illumination:	Internally Illuminated LEDs
Square Footage:	78.05
To Grade:	Top of Sign to Grade = 18'-8 1/4" Bottom of Sign to Grade = 15'-2"

Awnings A	Metal Awning
Type:	42" Standing Seam Awnings
Illumination:	Non-Illuminated
To Grade:	Bottom of Awning to Grade = 8'-6"

SIGN B	22" wellNOW Urgent Care / SPHP
Type:	Individual Channel Letters / Wall Sign
Illumination:	Internally Illuminated LEDs
Square Footage:	78.05
To Grade:	Top of Sign to Grade = 18'-7" Bottom of Sign to Grade = 15'-0 3/4"

Awnings B	Metal Awning
Type:	42" Standing Seam Awnings
Illumination:	Non-Illuminated
To Grade:	Bottom of Awning to Grade = 8'-6"

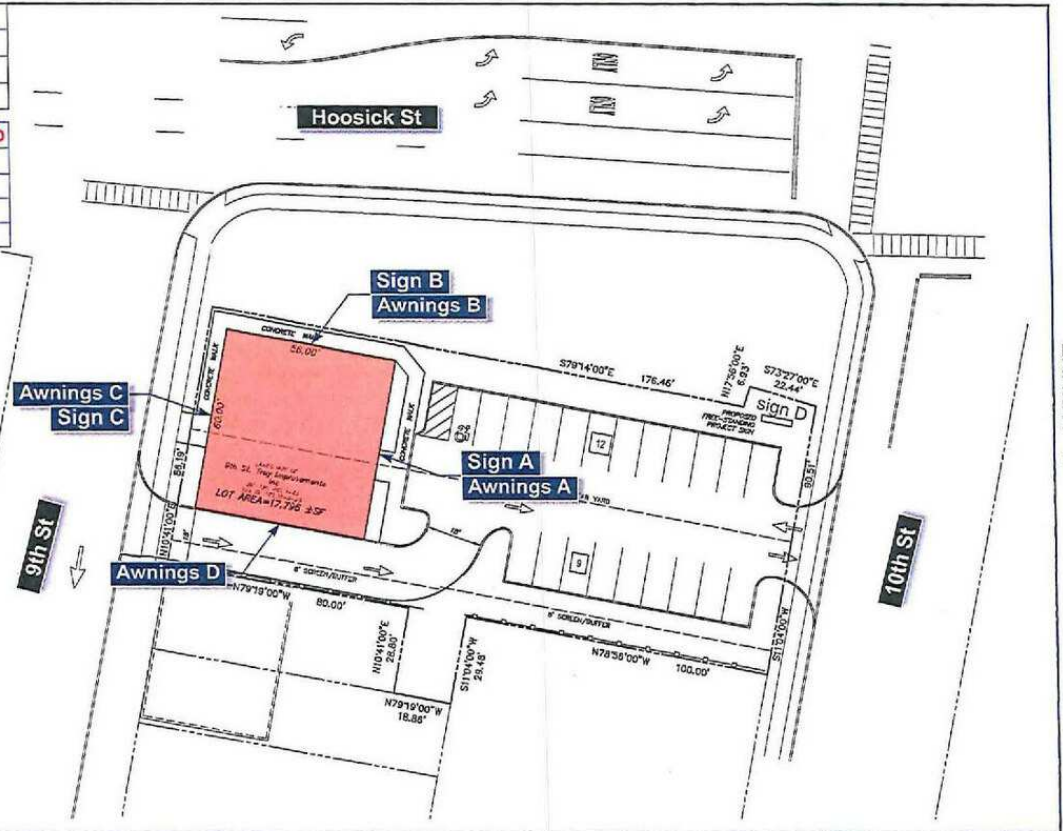
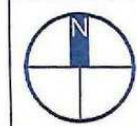
SIGN C	22" wellNOW Urgent Care / SPHP
Type:	Individual Channel Letters / Wall Sign
Illumination:	Internally Illuminated LEDs
Square Footage:	78.05
To Grade:	Top of Sign to Grade = 18'-8 1/4" Bottom of Sign to Grade = 15'-2"

Awnings D	Metal Awning
Type:	42" Standing Seam Awnings
Illumination:	Non-Illuminated
To Grade:	Bottom of Awning to Grade = 8'-6"

Awnings C	Metal Awning
Type:	42" Standing Seam Awnings
Illumination:	Non-Illuminated
To Grade:	Bottom of Awning to Grade = 8'-6"

SIGN D	wellNOW Urgent Care Location: TBD
Type:	New Applied Vinyl on Existing Panels
Actual Size:	TBD
Viewable Size:	TBD
Square Footage:	TBD

THE SITE PLAN USED IN THIS EXHIBIT "E" IS FOR SIGN PURPOSES ONLY. THE SITE PLAN USED IN EXHIBIT "B" OF THIS LEASE MORE ACCURATELY REFLECTS THE SITE PLAN OF THE SHOPPING CENTER.



Client: WellNow Urgent Care
 Site #: WN-A25629
 Address: 222 9th Street
 Troy, NY 12180

REVISION INFO

02/07/2020	Original Renderings	SD
02/10/2020	Updated per Request	SD

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SATELLITE AERIAL

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