

# FORMER DENTAL OFFICE FOR SALE

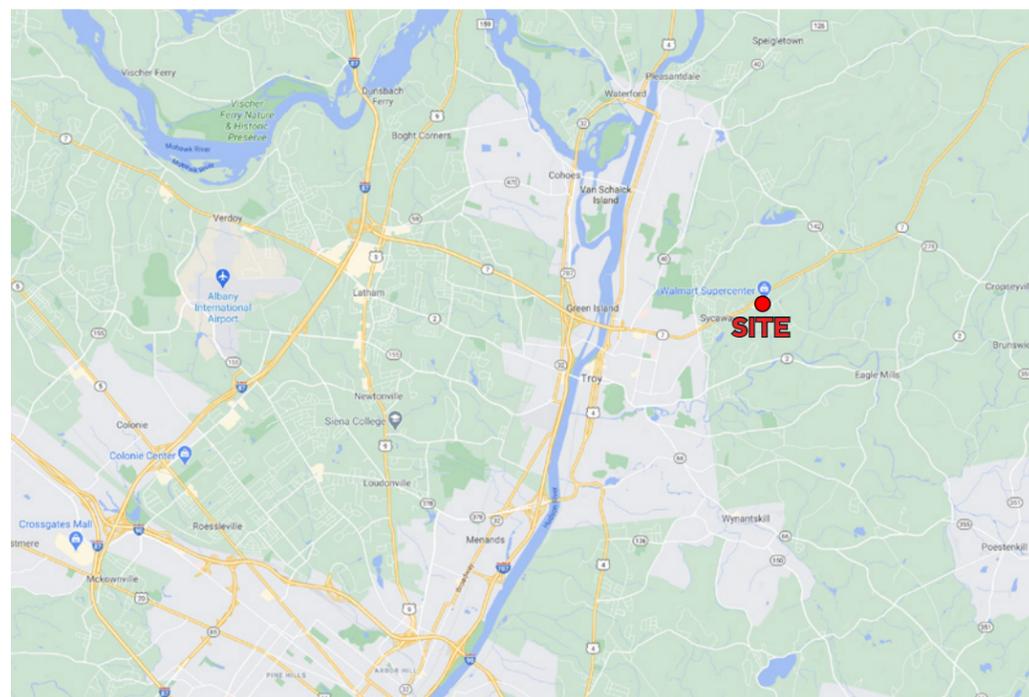
## 721 HOOSICK ROAD TROY, NY 12180

# FORMER DENTAL OFFICE FOR SALE

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### RETAIL SPACE AVAILABLE FOR SALE



### CONTACT US

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### Information

|                 |           |
|-----------------|-----------|
| Available Space | 2,500 SF  |
| Zoning          | O2        |
| Parcel Size     | .63 Acres |
| Price           | \$799K    |

### Area Retailers



### Key Features

- » Great opportunity for Dental/Medical office or redevelopment
- » Former Dental office for sale, please call broker for more information
- » Parcel sits across the street from Market 32
- » Site offers great visibility with pylon signage available
- » Traffic count of 18,262 AADT on Hoosick Road (Route 7)

### Demographics

|                         | 1 Mile    | 3 Miles  | 5 Miles  |
|-------------------------|-----------|----------|----------|
| Population              | 3,846     | 53,118   | 119,346  |
| Households              | 1,849     | 22,157   | 51,964   |
| Average HH Income       | \$102,524 | \$72,001 | \$73,059 |
| Daytime Population      | 3,509     | 52,948   | 108,915  |
| Business Establishments | 171       | 1,665    | 3,038    |

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