

FOR LEASE

**AQUATIC CENTER
PROJECTED OPENING
Q4 '2027**



**SCHENECTADY
HARDWARE & ELECTRIC**

**ELECTRIC CITY
APARTMENTS
104 UNITS**

10,915 AADT

16,736 AADT

ERIE BLVD.



WOLBERG
Lighting Design & Electrical Supply

SITE

**TRUSTCO
BANK**
Your Home Town Bank

1800
OFFICE
SOLUTIONS

168 ERIE BLVD.
SCHENECTADY, NY

TRG

168 ERIE BLVD.

HIGHLIGHTS

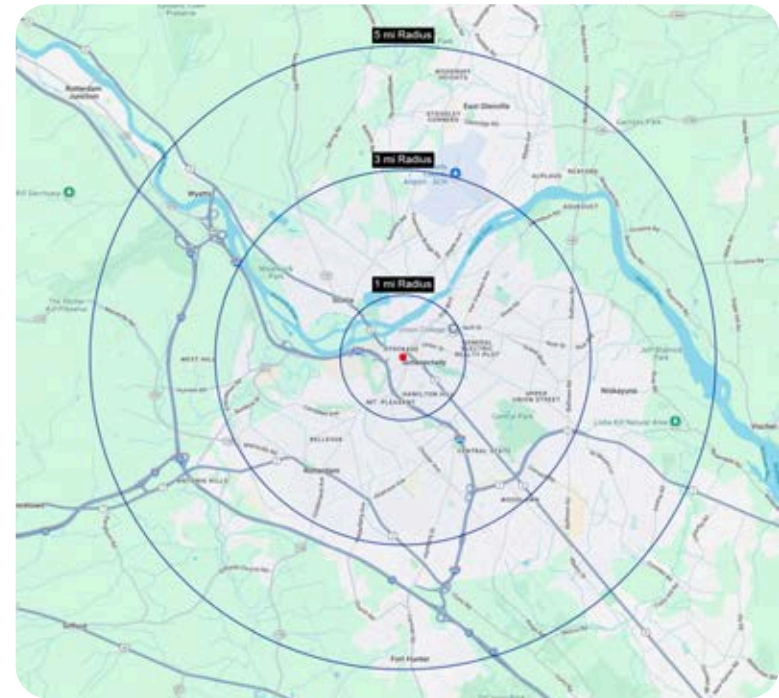
- Available for Lease.
- Across from \$52 Million Aquatic Center projected opening Q4 2027.
- 16,000+ Cars per day.
- Downtown Mixed-Use (C-4).
- Immediate Highway Access off of I-890 / Exit 4B.
- Can accommodate drive thru and gas station uses.

OFFERING INFO

Parcel Size:	2.0 Acres
Available Space:	Up to 17,000 SF
Rent:	Call for details
Nets:	Call for details

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION:	20,089	108,464	150,880
HOUSEHOLDS	7,707	44,558	61,829
AVERAGE HH INCOME	\$60,815	\$89,667	\$103,947
DAYTIME POPULATION	21,608	75,603	109,426
BUSINESS ESTABLISHMENTS	828	2,893	3,931



Area Retailers:



ANDREW PECKAGE

518.859.5005

APECKAGE@TRGCOS.COM

MICHAEL MAZNIO

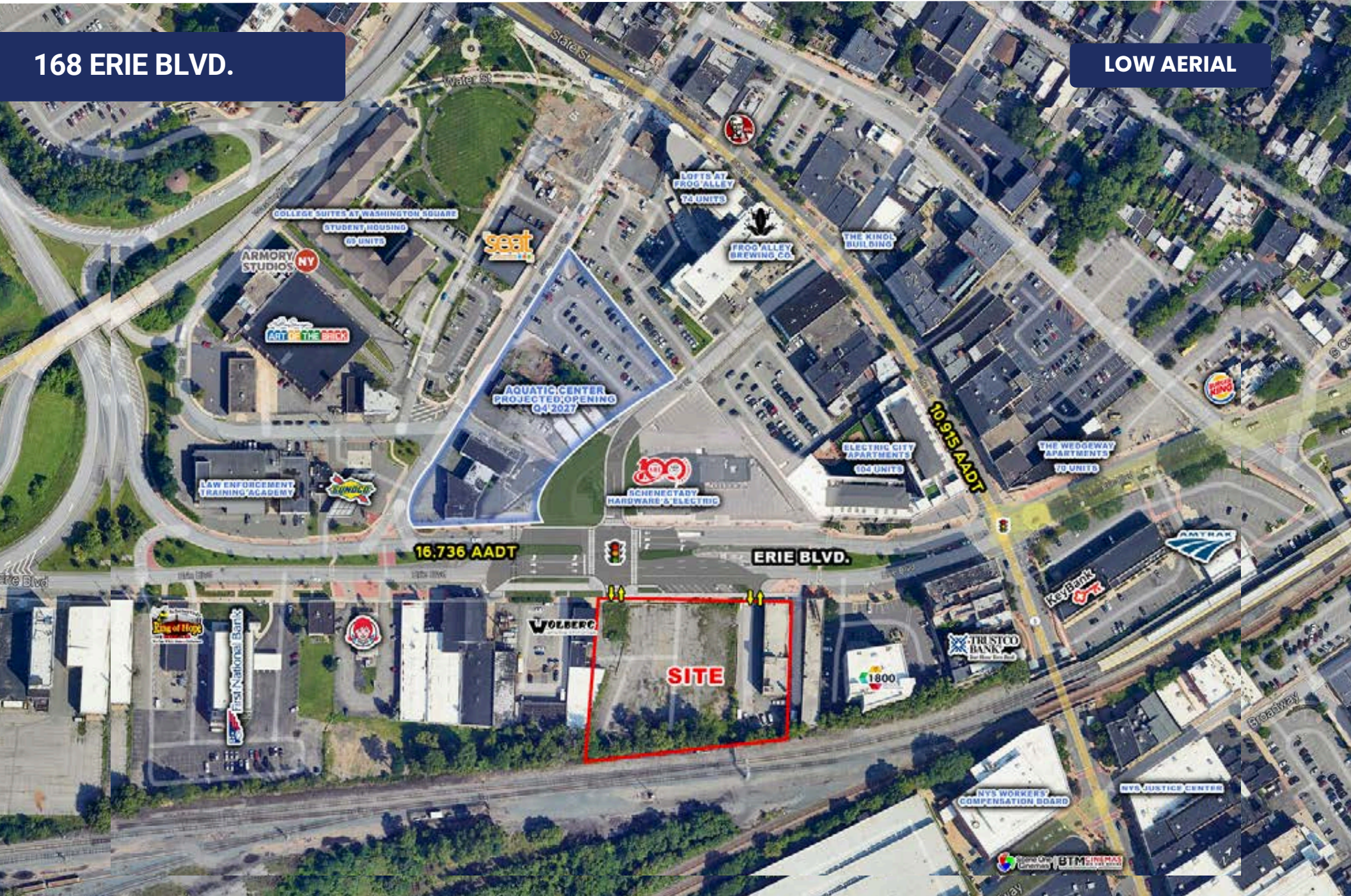
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168 ERIE BLVD.

LOW AERIAL



16.736 AADT

10.915 AADT

ERIE BLVD.

SITE

WOLBERG

TRUSTCO BANK

AMTRAK

KeyBank

NYS WORKERS COMPENSATION BOARD

NYS JUSTICE CENTER

1800

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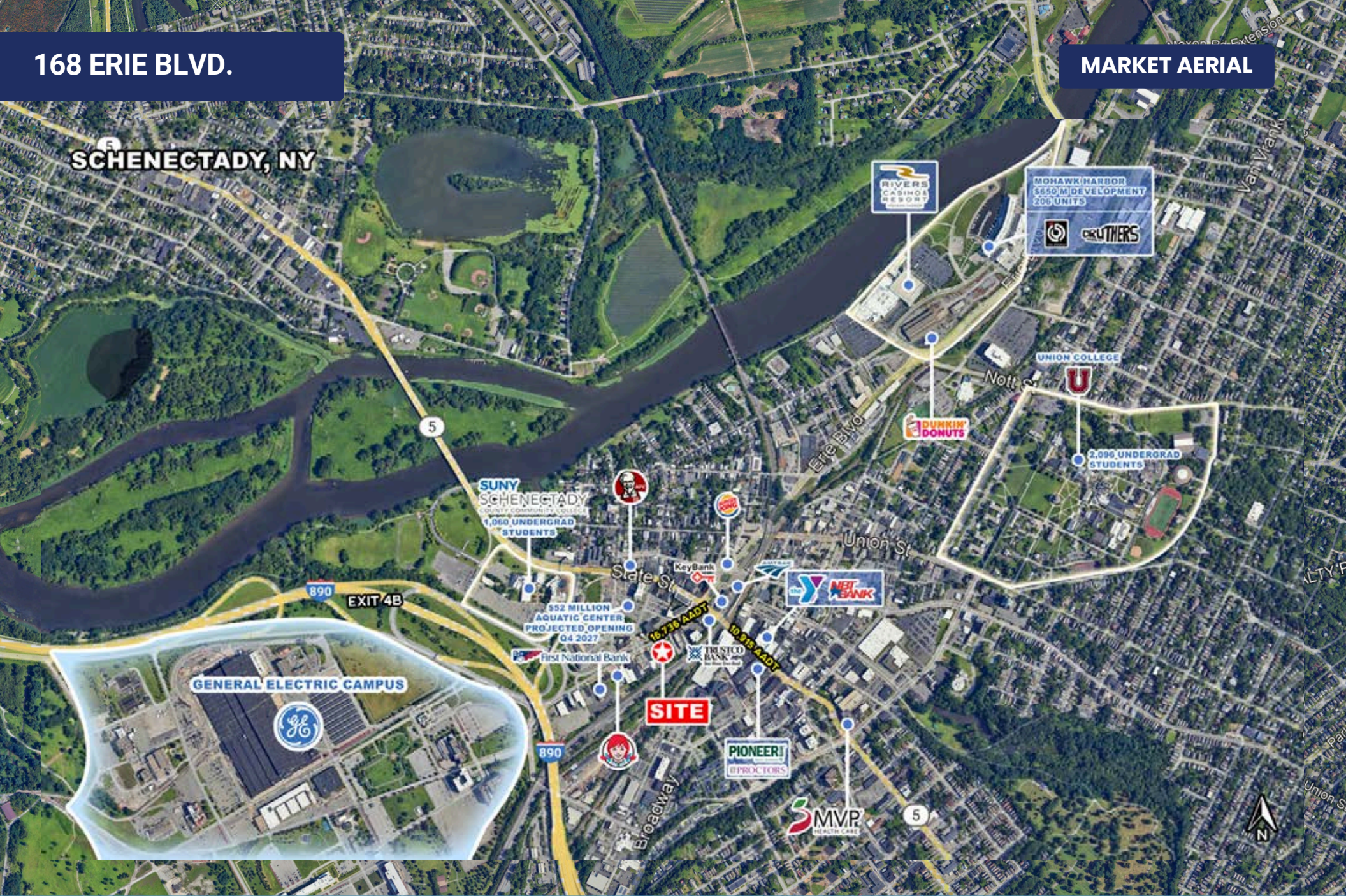
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MARKET AERIAL

SCHENECTADY, NY



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