

FOR LEASE

701 RIVER STREET

TROY, NEW YORK 12180

PRIME OFFICE & RETAIL
OPPORTUNITY
DOWNTOWN
TROY



+/- 5,251 SF OF OFFICE & +/- 4,151 SF OF RETAIL AVAILABLE

- LOCATED IN 83 UNIT COLLAR FACTORY LOFTS
- +/- 2,723 SF & +/- 2,528 SF OFFICE SUITES AVAILABLE
- SUITES CAN BE COMBINED FOR UP TO +/- 5,251 SF
- ON-SITE FITNESS CENTER
- SHARED BREAKROOM
- +/- 4,151 SF RETAIL SPACE WITH ENTRANCE ON RIVER STREET
- OUTDOOR PATIO
- LOCATED NEAR NUMEROUS DINING & SHOPPING AMENITIES
- EASILY ACCESSIBLE FROM I-787
- AMPLE ON-SITE PARKING

AVAILABLE
FOR LEASE

\$12 NNN PSF
NNN CHARGES
ESTIMATED AT
+/- \$3.40 PSF

FOR MORE
INFORMATION
PLEASE CONTACT

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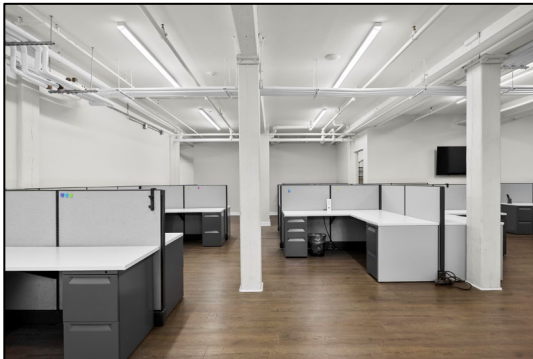
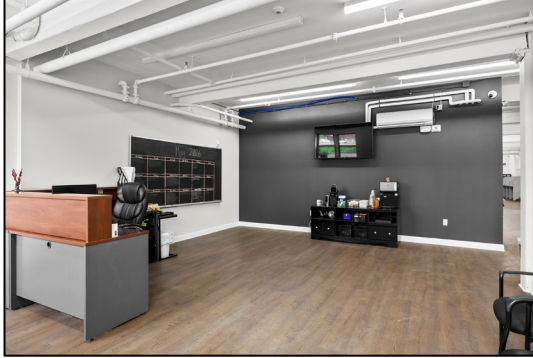


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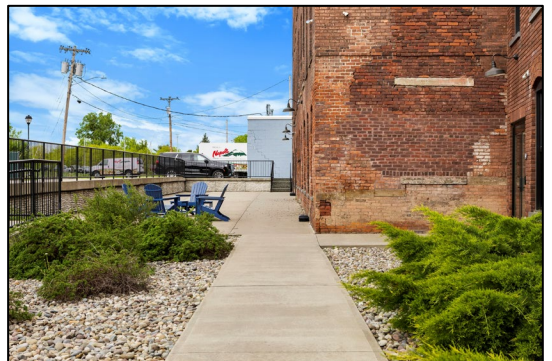
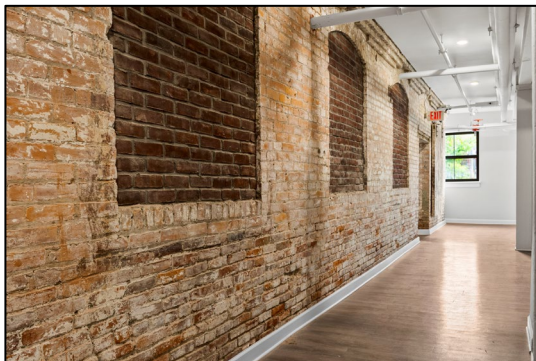
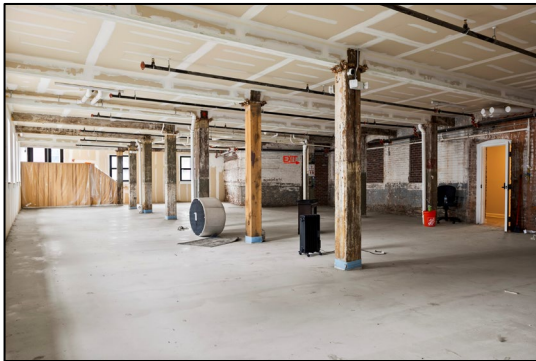


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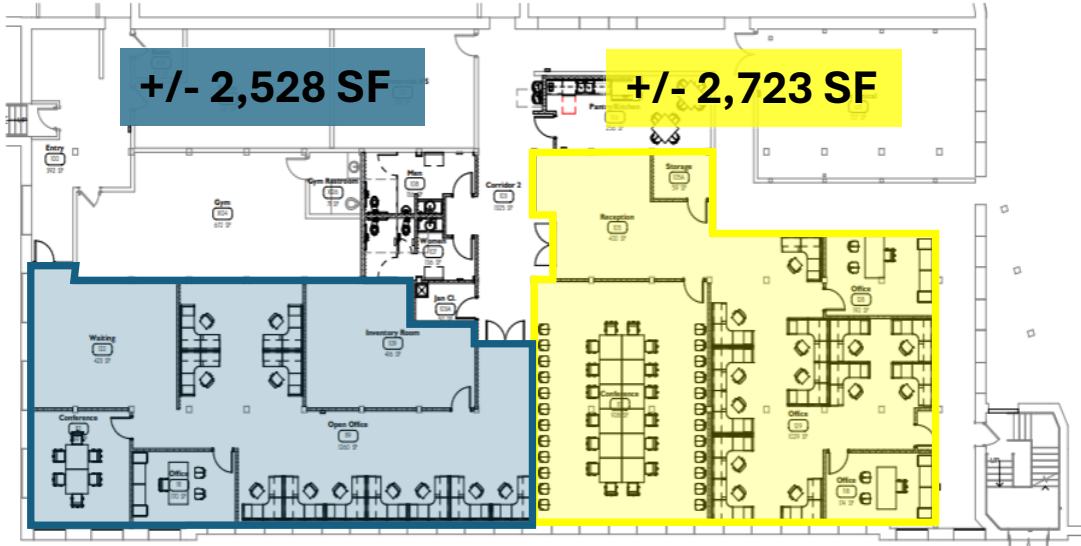
Adding Value Through Professional Real Estate Services

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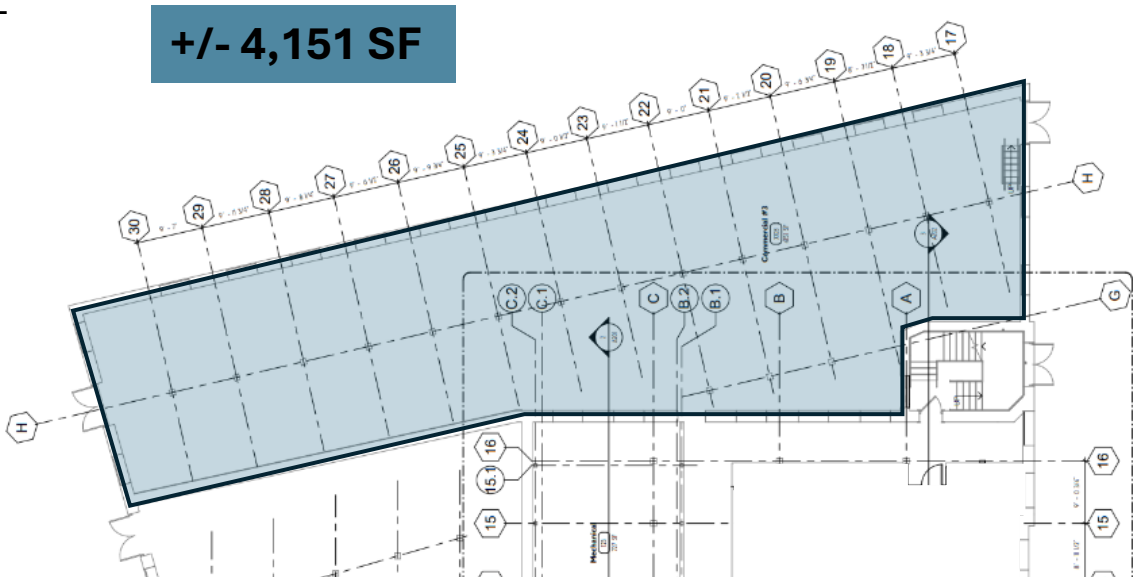
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AERIAL



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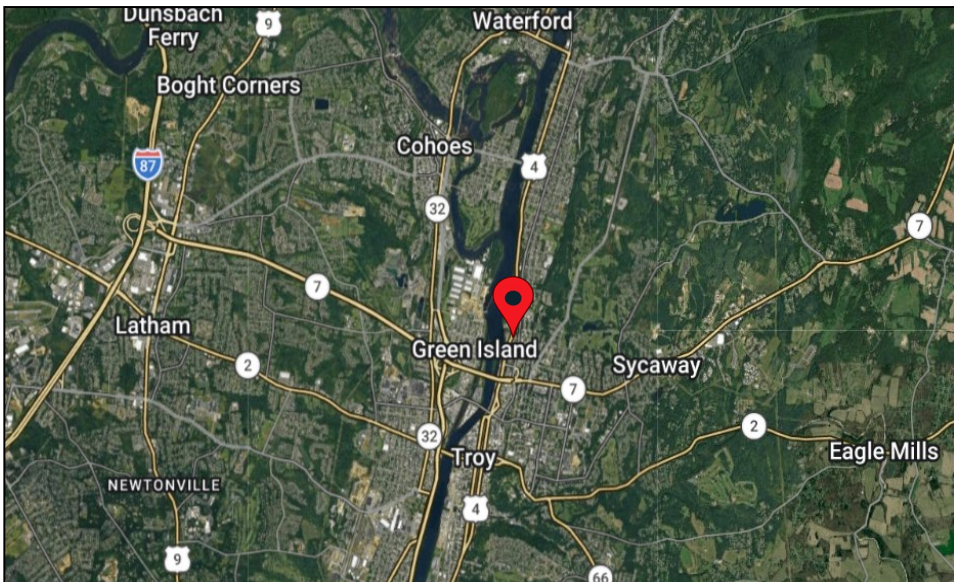
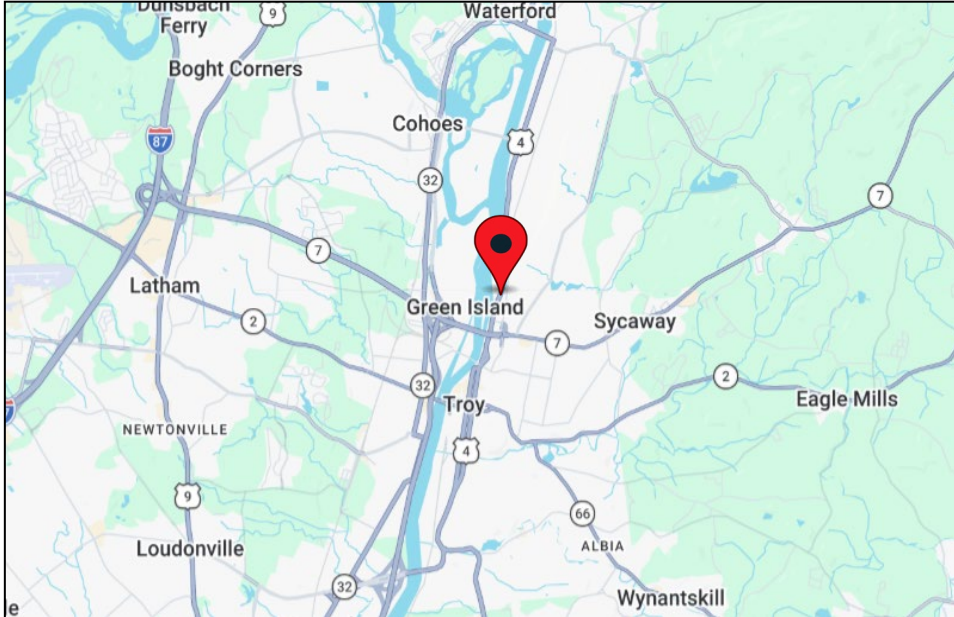
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LOCATION



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DEMOGRAPICS

Population

	1 mile	3 miles	5 miles
2020 Population	16,176	93,284	146,211
2025 Population	16,170	90,551	145,245

Households

	1 mile	3 miles	5 miles
2020 Households	6,848	40,757	62,157
2025 Households	6,880	39,467	61,479

Income

	1 mile	3 miles	5 miles
Avg Household Income	\$73,098	\$84,459	\$96,313
Median Household Income	\$48,471	\$65,238	\$74,767

Housing

	1 mile	3 miles	5 miles
Median Home Value	\$172,618	\$214,560	\$258,929
Median Year Built	1948	1949	1959

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