

TITAN COMMERCIAL REALTY GROUP LLC



PROUDLY PRESENTS:
20-47 LOWER HUDSON AVE
GREEN ISLAND, NEW YORK
ALBANY COUNTY

NEIGHBORHOOD CENTER WITH EXCELLENT STREET VISIBILITY,
PYLON SIGNAGE, AND AMPLE PARKING



QUICK FACTS

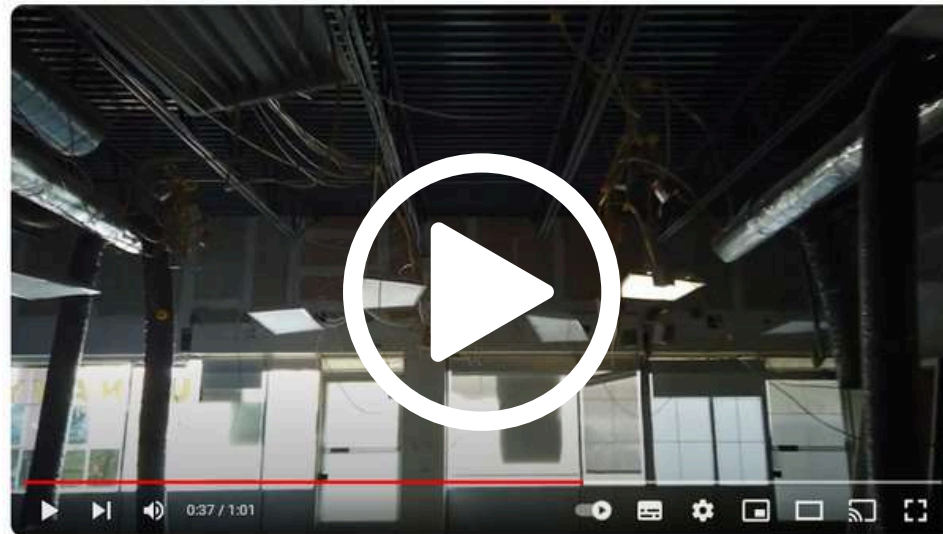
- JUST ACROSS THE BRIDGE FROM TROY, NEW YORK
- PRIME LOCATION TO SERVICE CUSTOMERS IN GREEN ISLAND, WATERVLIET, TROY, AND OTHER SURROUNDING COMMUNITIES
- EXCELLENT STREET VISIBILITY, PYLON SIGNAGE, AND AMPLE PARKING
- CO-TENANTS: ST. PETER'S HEALTH PARTNERS, MR. SUBB, OTB, K&M UNIFORM, IMAGES NAIL SALON, VIBES TANNING SALON, ISLAND LAUNDROMAT, DUNKIN, AND A MEXICAN RESTAURANT
- PARKING: 110+ SPACES
- AVAILABLE SPACE: 1,350 SF FORMER AUDIOLOGIST AND 1,350 SF RETAIL THAT CAN BE COMBINED TO BE 2,700 SF
- ASKING: \$30.00 PSF NNN IN THE END UNIT
- ASKING \$20 PSF NNN INLINE
- NNN'S: \$3.47 PSF (TAXES \$2.76 PSF, CAM/INS \$0.71 PSF)
- TRAFFIC COUNT: 11,551 CARS/DAY





Discover the Vibrant Village Plaza in Green Island - A Drone Tour of the Exterior

Exterior



Village Plaza Shopping Center: 23-45 Lower Hudson Ave. Green Island, NY

1350 SF + 1350 SF



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE	7 MILE
POPULATION	20,385	92,220	158,248	261,583
AVERAGE HH INCOME	\$59,506	\$68,900	\$80,460	\$78,911
MEDIAN AGE	33.3	34.4	38.0	37.2
BUSINESSES	821	2,336	4,664	10,324
EMPLOYEES	9,956	33,067	71,887	170,530







2,700 SF

1,350 SF

13,034 AADT

Image provided by Comptroller

Google

4/24/24 01:27 PM 42.5414310, -73.8711481 300 ft

TITAN COMMERCIAL REALTY GROUP LLC

24 AVIATION RD, ALBANY, NY, 12205

518 400 0668

WWW.TITANCOMMERCIALREALTYGROUP.COM

https://www.dos.ny.gov/licensing/docs/FairHousingNotice_new.pdf

HELPING BUILD EMPIRES
ONE DEAL AT A TIME

TDROWLETTE@TITANCOMMERCIALREALTYGROUP.COM

TODD J DROWLETTE

NYS LICENSED REAL ESTATE BROKER

MANAGING DIRECTOR

518 400 0668 EXT 702



ST PETER'S HEALTH PARTNERS
DUNKIN'
Mr. Subb
VBS CAPITAL
IMAGES NAIL SALON
ISLAND LAUNDRY
K & M Uniforms Inc.
MEXICAN RESTAURANT

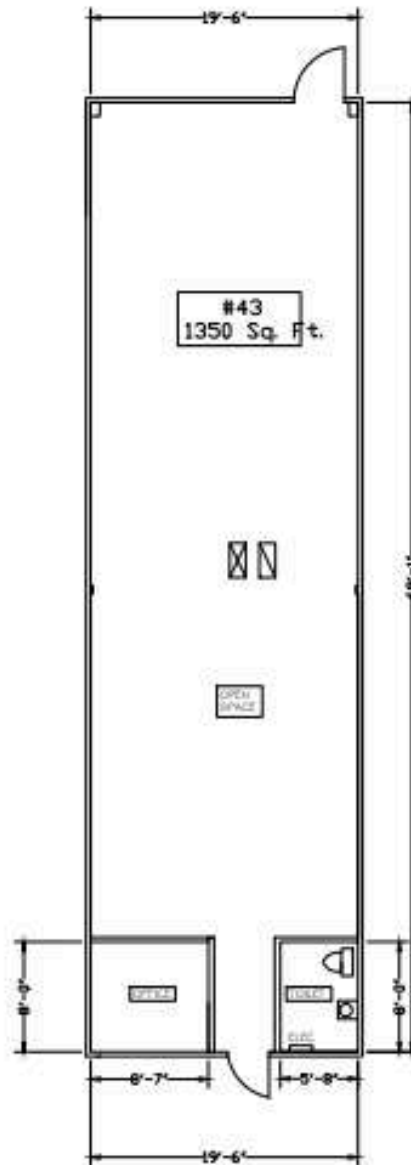
STARBUCK ISLAND
Luxury Apartment Community

River's Edge
APARTMENTS

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FLOOR
PLAN

VILLAGE
PLAZA
400 WEST ALBANY AVENUE
ALBANY, NY 12205



Owner: TB
Leasing: TB
Date: 5/24/13
Scale: 1/4" = 10'
Project: A-1

A-1

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CONTACT INFORMATION

Exclusively Listed By



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