TITAN COMMERCIAL REALTY GROUP LLC



PROUDLY PRESENTS:

592-600 Columbia Tpke, East Greenbush, NY 12061

EAST GREENBUSH'S ANCHORED RETAIL HUB

TITAN COMMERCIAL REALTY GROUP LLC

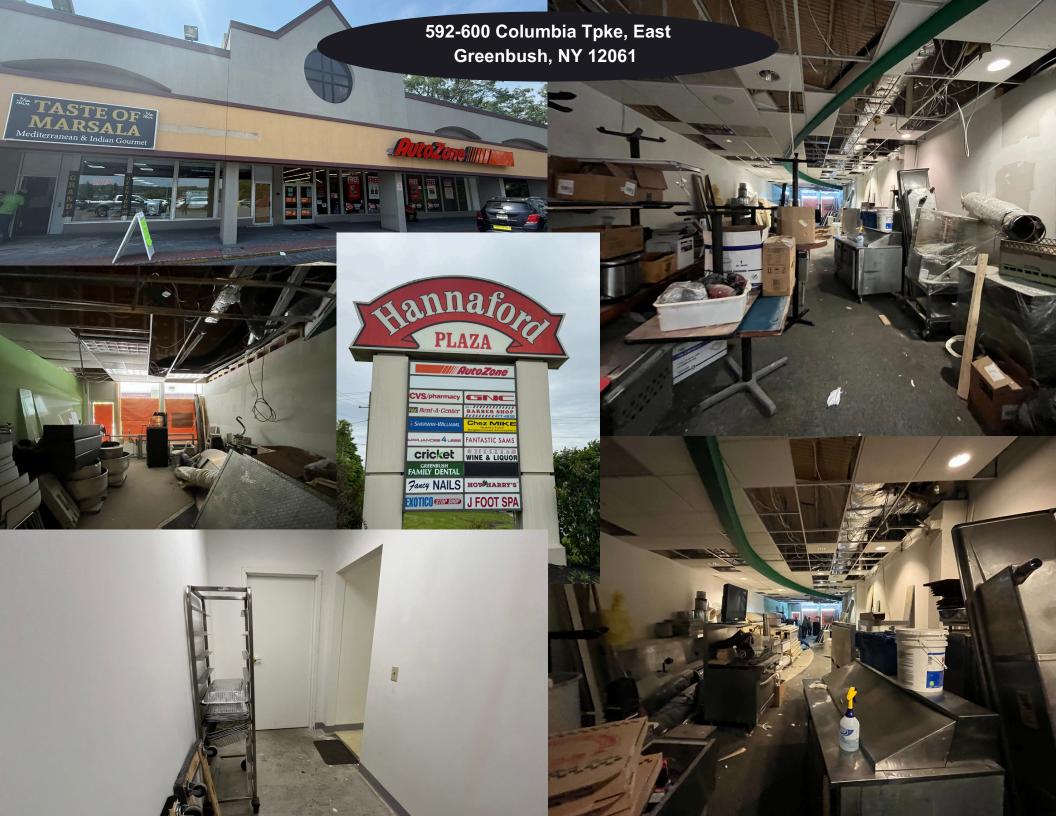
QUICK FACTS

- GROCERY-ANCHORED SHOPPING CENTER WITH ±108,700 SF ON ±31.3 ACRES
- ANCHORED BY A HIGH-PERFORMING 50,000 SF HANNAFORD SUPERMARKET
- HIGHLY VISIBLE LOCATION AT THE SIGNALIZED INTERSECTION OF ROUTES 9, 20, AND 4
- OVER 800 SURFACE PARKING SPACES WITH MULTIPLE POINTS OF INGRESS AND EGRESS
- AVAILABLE UNIT: 2000 SF RETAIL SPACE AVAILABLE
- ZONED B-2 ALLOWS FOR RETAIL, OFFICE, MEDICAL, AND RESTAURANT USES
- STRONG TENANT MIX INCLUDING CVS, STARBUCKS, AUTOZONE, H&R BLOCK, AND RENT-A-CENTER AS WELL AS A STARBUCKS AT PLAZA'S ENTRANCE
- ESTIMATED OCCUPANCY OVER 90%, PROVIDING BUILT-IN DAILY TRAFFIC AND STABILITY

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
POPULATION:	14,345	19,742	85,839
AVERAGE HH INCOME:	\$48,166	\$77,941	\$69,629
TOTAL EMPLOYEES	6,218	15,572	70,903







TITAN COMMERCIAL REALTY GROUP LLC 24 AVIATION RD, ALBANY, NY, 12205 518 400 0668

WWW.TITANCOMMERCIALREALTYGROUP.COM

HELPING BUILD EMPIRES

TODD J DROWLETTE

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TODD J DROWLETTE ONE DEAL AT A TIME

NYS LICENSED REAL ESTATE BROKER MANAGING DIRECTOR

518 400 0668 EXT 702

CONTACT INFORMATION

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