

TITAN COMMERCIAL REALTY GROUP LLC



PROUDLY PRESENTS:
592-600 Columbia Tpke, East
Greenbush, NY 12061

EAST GREENBUSH'S ANCHORED RETAIL HUB



QUICK FACTS

- GROCERY-ANCHORED SHOPPING CENTER WITH $\pm 108,700$ 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

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WWW.TITANCOMMERCIALREALTYGROUP.COM

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

HELPING BUILD EMPIRES
ONE DEAL AT A TIME

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518 400 0668 EXT 702

CONTACT INFORMATION

Exclusively Listed By

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