

## FOR LEASE RETAIL SPACE

360 COLUMBIA TPKE  
EAST GREENBUSH, NY

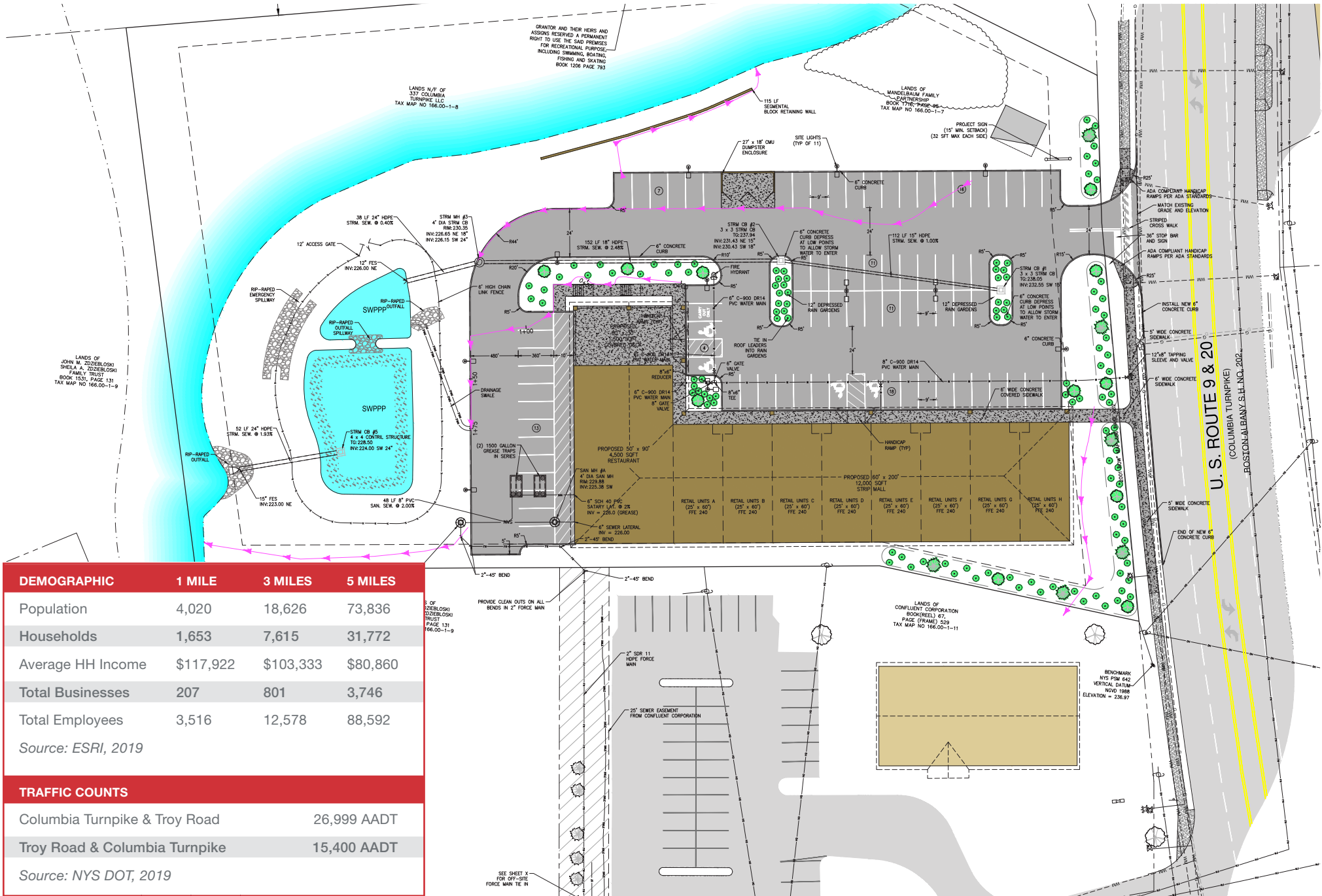


\*Photo is a rendering that the building is expected to resemble

### PROPERTY FEATURES

- Fully approved 16,000 sq. ft. retail plaza
- Available for lease:
  - Base Rent: \$18.00 p/sf
  - NNN's: \$5.00
- Also available for sale
- Anticipated delivery: Summer 2021
- Flexible space configuration with 50 ft in building depth
  - Starting at 1,500 sq.ft.
- Restaurant shown with patio
- Partial basement providing space for excess storage

**SITE PLAN**



DEMOGRAPHIC	1 MILE	3 MILES	5 MILES
Population	4,020	18,626	73,836
Households	1,653	7,615	31,772
Average HH Income	\$117,922	\$103,333	\$80,860
Total Businesses	207	801	3,746
Total Employees	3,516	12,578	88,592

Source: ESRI, 2019

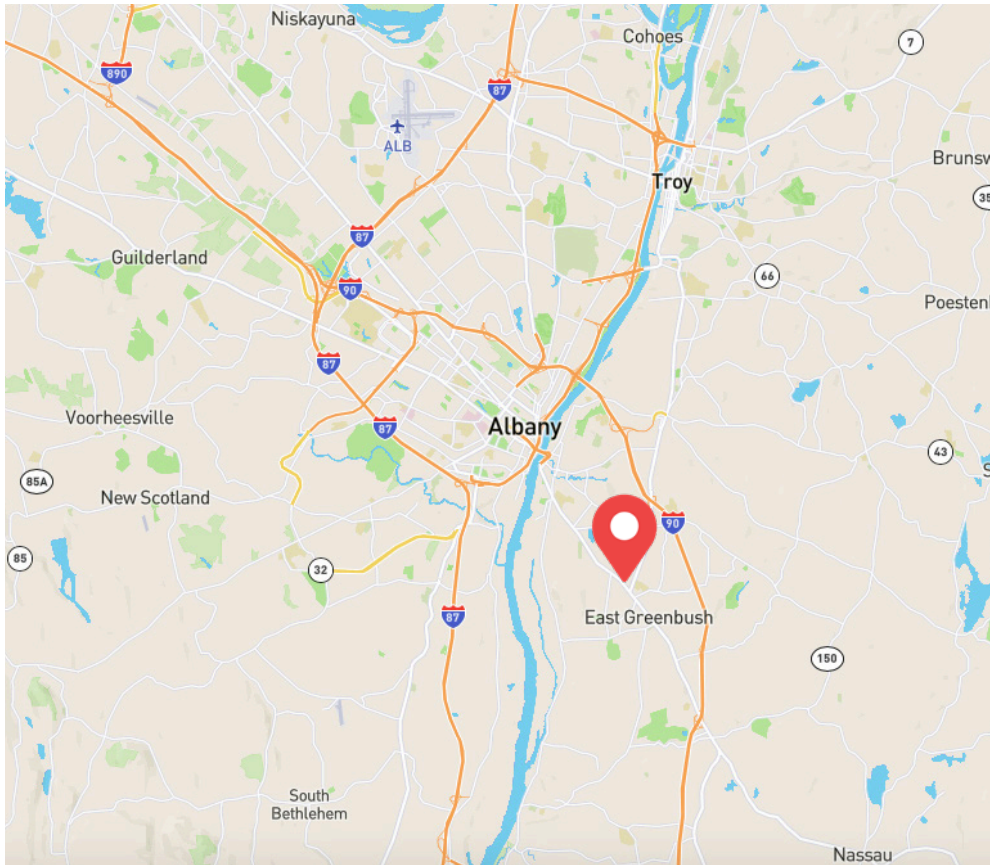
TRAFFIC COUNTS	
Columbia Turnpike & Troy Road	26,999 AADT
Troy Road & Columbia Turnpike	15,400 AADT

Source: NYS DOT, 2019

NEARBY RETAILERS



## LOCATION



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