

16 NORTH

Route 4
NORTH GREENBUSH
NEW YORK



THE
DARTMOUTH
COMPANY



Shannon Older
518.785.8200 x1
solder@dartco.com
www.dartco.com

Alison Burnside
518.785.8200 x3
aburnside@dartco.com
www.dartco.com

Pad Sites + Second Floor Office Space
Available At Mixed-Use Project

SITE FACTS

- +/- 6,700 SF remains within this mixed-use project across from Hudson Valley Community College (12,500 Students)
- Newest occupants include The Green Room Physical Therapy, Yoga Cure, CareDesign NY and Elite Cryotherapy
- Proposed Pad Opportunitites along Route 4 With Signalized Access
- Site is proximate to Route 378, I-787 & I-90
- 1 mile from Rensselaer Technology Park with 2,000 employees
- Close proximity to new single-family, townhouse and student housing projects

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Daytime Population	3,767	33,969	117,770
Population	5,260	56,816	150,616
Med HH Income	\$59,255	\$59,479	\$58,182
Households	2,450	25,155	66,874

PYLON



NEARBY MARKET GENERATORS

Hudson Valley Community College | Joe Bruno Stadium | North Greenbush Commons
 Market 32 by Price Chopper | Rite Aid | Rensselaer Technology Park

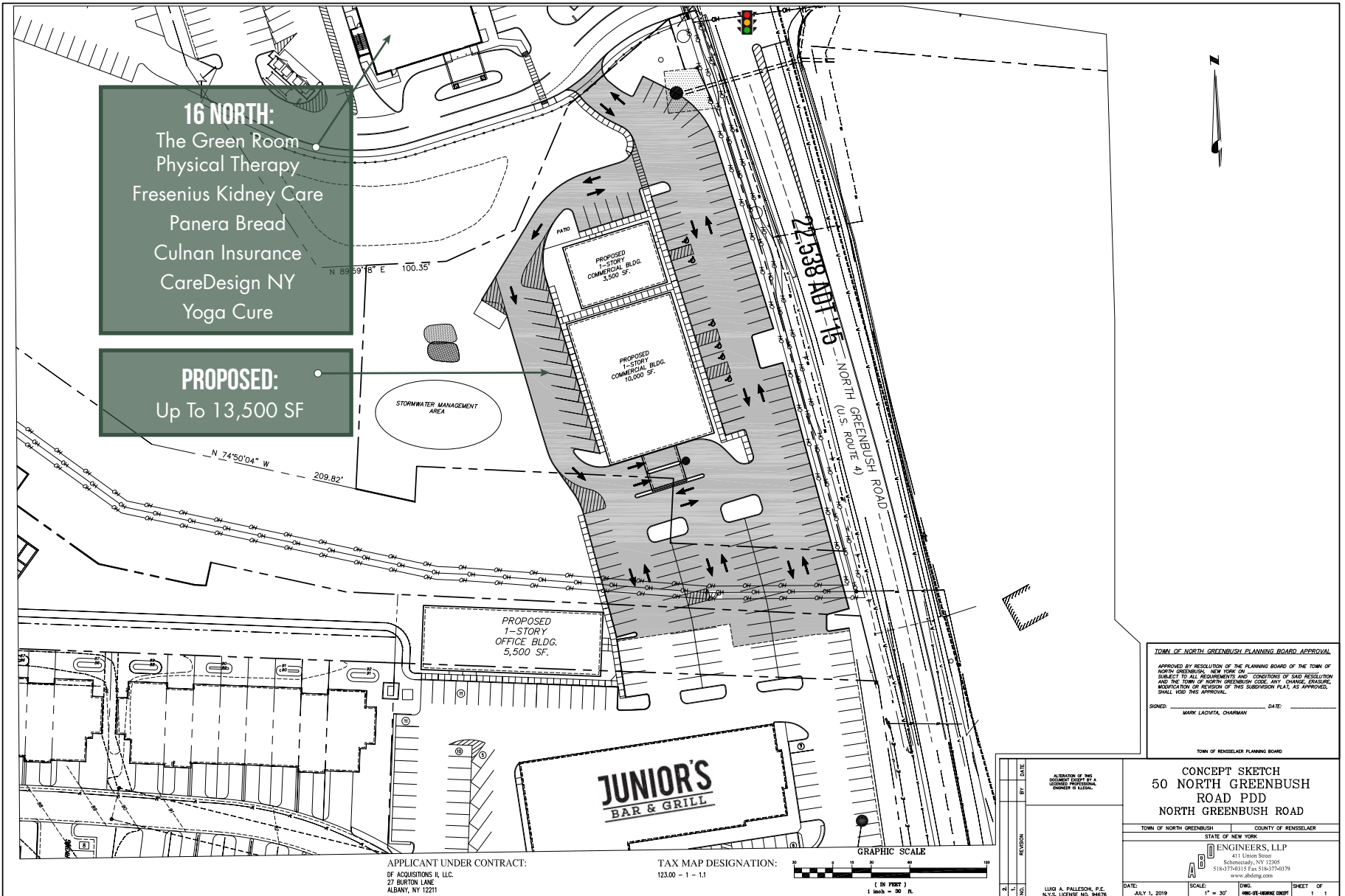
FIRST FLOOR LAYOUT - FULLY LEASED



SECOND FLOOR CONCEPTUAL LAYOUT - +/- 6,700 SF REMAINS



DEVELOPMENT OPPORTUNITY SITE PLAN



TOWN OF NORTH GREENBUSH PLANNING BOARD APPROVAL

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF NORTH GREENBUSH, NEW YORK, ON _____, 2019, AS SHOWN ON THIS SHEET, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION AND THE TOWN OF NORTH GREENBUSH CODE. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS SUBDIVISION PLAN, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED: MARY LACIVITA, CHAIRMAN DATE: _____

TOWN OF RENSSELAER PLANNING BOARD

CONCEPT SKETCH
 50 NORTH GREENBUSH ROAD PDD
 NORTH GREENBUSH ROAD

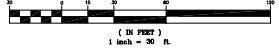
TOWN OF NORTH GREENBUSH COUNTY OF RENSSELAER STATE OF NEW YORK

ENGINEERS, LLP
 411 Union Street
 Schenectady, NY 12305
 518-374-0315 Fax 518-377-0379
 www.abeng.com

DATE: JULY 1, 2019 SCALE: 1" = 50' DWG. SHEET OF 1

APPLICANT UNDER CONTRACT:
 OF ACQUISITIONS II, LLC
 27 BURTON LANE
 ALBANY, NY 12211

TAX MAP DESIGNATION:
 123.00 - 1 - 1.1



NO.	DATE	BY	REVISION
1			ALLOCATION OF THIS DOCUMENT NUMBER BY A NUMBER IS LEGAL.

LUIGI A. PALLESCHI, P.E.
 N.Y.S. LICENSE NO. 34678

NORTH GREENBUSH, NEW YORK

LEGEND

16 NORTH

HUDSON VALLEY PLAZA
MAR 32
BY PROS
CONTRACT
JOB LOT
RITE AID

HUDSON VALLEY COMMUNITY COLLEGE
12,500 STUDENTS

16 NORTH
TANARA
FRESENIUS MEDICAL CARE

RESIDENTIAL DEVELOPMENT
46 TOWNHOUSES
64 CONDOS

LA SALLE INSTITUTE
400 STUDENTS

JUNIOR'S
BAR & GRILL
HEAVY CATERING BY

Stewart's
Shops

10,119 ADT 15

136

Williams Rd

22,538 ADT 15

N Greenbush Rd

SOUTH DR



NORTH GREENBUSH, NEW YORK



SITE

HVCC STUDENT HOUSING
260 BEDS

HUDSON VALLEY PLAZA
RITE AID
MARKET
BY PRICE CHOPPER
Ocean State
JOB LOT

RESIDENTIAL DEVELOPMENT
46 TOWNHOUSES
64 CONDOS

RENSELAER TECH PARK
2,000 EMPLOYEES
ALBANY MEDICAL CENTER
MET LIFE
UNITED GROUP
SUPER MEDIA
REGENERON

HOME DEPOT
TARGET
STAPLES

VAN ALLEN APARTMENTS
224 UNITS APPROVED

WEST SAND LAKE RD
23,046 ADT¹⁶

Walmart
REGAL CINEMAS
PET SMART

VAN RENSELAER SQUARE
HomeGoods
TJ-MAXX
Michaels
ShopRite
chili's
ULTA BEAUTY

HAYWOOD LANE
73 LOTS APPROVED

HUDSON VALLEY COMMUNITY COLLEGE
12,500 STUDENTS

LA SALLE INSTITUTE
400 STUDENTS

BIRCHWOOD HILLS
80 LOTS APPROVED

POND HILL
AVG HOME VALUE \$700K

WINTER ST
7,117 ADT¹⁶

15,617 ADT¹⁶

22,538 ADT¹⁶

10,119 ADT¹⁶

66

378

South Troy

Albia

136

WINTER ST

WINTER ST

4

WINTER ST

4

43

43

W SAND LAKE RD

HINGTON AVE

Rosemont Park

Van Allen Park

90

67,131 ADT¹⁶

BROADWAY

378

787

Hudson River

HINGTON AVE

90

67,131 ADT¹⁶

378

378

787

Hudson River

HINGTON AVE

90

67,131 ADT¹⁶

378

378

787

Hudson River

HINGTON AVE

90

67,131 ADT¹⁶

378

378

787

Hudson River

HINGTON AVE

90

67,131 ADT¹⁶

378

378

787

Hudson River

HINGTON AVE

90

67,131 ADT¹⁶

378

378

787

Hudson River

HINGTON AVE

90

67,131 ADT¹⁶

378

378

787

Hudson River

HINGTON AVE

90

67,131 ADT¹⁶

378

378

787

Hudson River

HINGTON AVE

90

67,131 ADT¹⁶

378

378

787

Hudson River

HINGTON AVE

90

67,131 ADT¹⁶

378

378

787

Hudson River

HINGTON AVE

90

67,131 ADT¹⁶

378

378

787

Hudson River

HINGTON AVE

90

67,131 ADT¹⁶

378

378

787

Hudson River

HINGTON AVE

90

67,131 ADT¹⁶

378

378

787

Hudson River

HINGTON AVE

90

67,131 ADT¹⁶

378

378

787

Hudson River

HINGTON AVE

90

67,131 ADT¹⁶

378

378

787

Hudson River

HINGTON AVE

90

67,131 ADT¹⁶

378

378

787

Hudson River

HINGTON AVE

90

67,131 ADT¹⁶

378

378

787

Hudson River

HINGTON AVE

90

67,131 ADT¹⁶

378

378

787

Hudson River

HINGTON AVE

90

67,131 ADT¹⁶

378

378

787

Hudson River

HINGTON AVE

90

67,131 ADT¹⁶

378

378

787

Hudson River

HINGTON AVE

90

67,131 ADT¹⁶

378

378

787

Hudson River

HINGTON AVE

90

67,131 ADT¹⁶

378

378

787

Hudson River

HINGTON AVE

90

67,131 ADT¹⁶

378

378

787

Hudson River

HINGTON AVE

90

67,131 ADT¹⁶

378

378

787

Hudson River

HINGTON AVE

90

67,131 ADT¹⁶

378

378

787

Hudson River

HINGTON AVE

90

67,131 ADT¹⁶

378

378

787

Hudson River

HINGTON AVE

90

67,131 ADT¹⁶

378

378

787

Hudson River

HINGTON AVE

90

67,131 ADT¹⁶

378

378

787

Hudson River

HINGTON AVE

90

67,131 ADT¹⁶

378

378

787

Hudson River

HINGTON AVE

90

67,131 ADT¹⁶

378

378

787

Hudson River

HINGTON AVE

90

67,131 ADT¹⁶

378

378

787

Hudson River

HINGTON AVE

90

67,131 ADT¹⁶

378

378

787

Hudson River

HINGTON AVE

90

67,131 ADT¹⁶

378

378

787

Hudson River

HINGTON AVE

90

67,131 ADT¹⁶

378

378

787

Hudson River

HINGTON AVE

90

67,131 ADT¹⁶

378

378

787

Hudson River

HINGTON AVE

90

67,131 ADT¹⁶

378

378

787

Hudson River

HINGTON AVE

90

67,131 ADT¹⁶

378

378

787

Hudson River

HINGTON AVE

90

67,131 ADT¹⁶

378

378

787

Hudson River

HINGTON AVE

90

67,131 ADT¹⁶

378

378

787

Hudson River

HINGTON AVE

90

67,131 ADT¹⁶

378

378

787

Hudson River

HINGTON AVE

90

67,131 ADT¹⁶

378

378

787

Hudson River

HINGTON AVE

90

67,131 ADT¹⁶

378

378

787

Hudson River

HINGTON AVE

90

67,131 ADT¹⁶

378

378