

16

NORTH, ROUTE 4

NORTH GREENBUSH, NEW YORK

NORTH GREENBUSH



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SIZE | 2,544 SF street level retail +
16,500 SF office

FACTS

- Join Panera Bread, Fresenius and Culnan Insurance in this mixed-use, two level project designed for retail & office
- Up to 2,544 sf of street level retail space available
- Up to 16,500 sf of 2nd level office/with option to subdivide
- Proximate to Route 378, I-787 & I-90
- Signalized access across from Hudson Valley Community college (12,500 students)
- 1 mile from Rensselaer Technology Park with 2,000 employees
- Close proximity to new single-family, townhouse and student housing projects
- Immediate delivery

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

AERIAL



PYLON



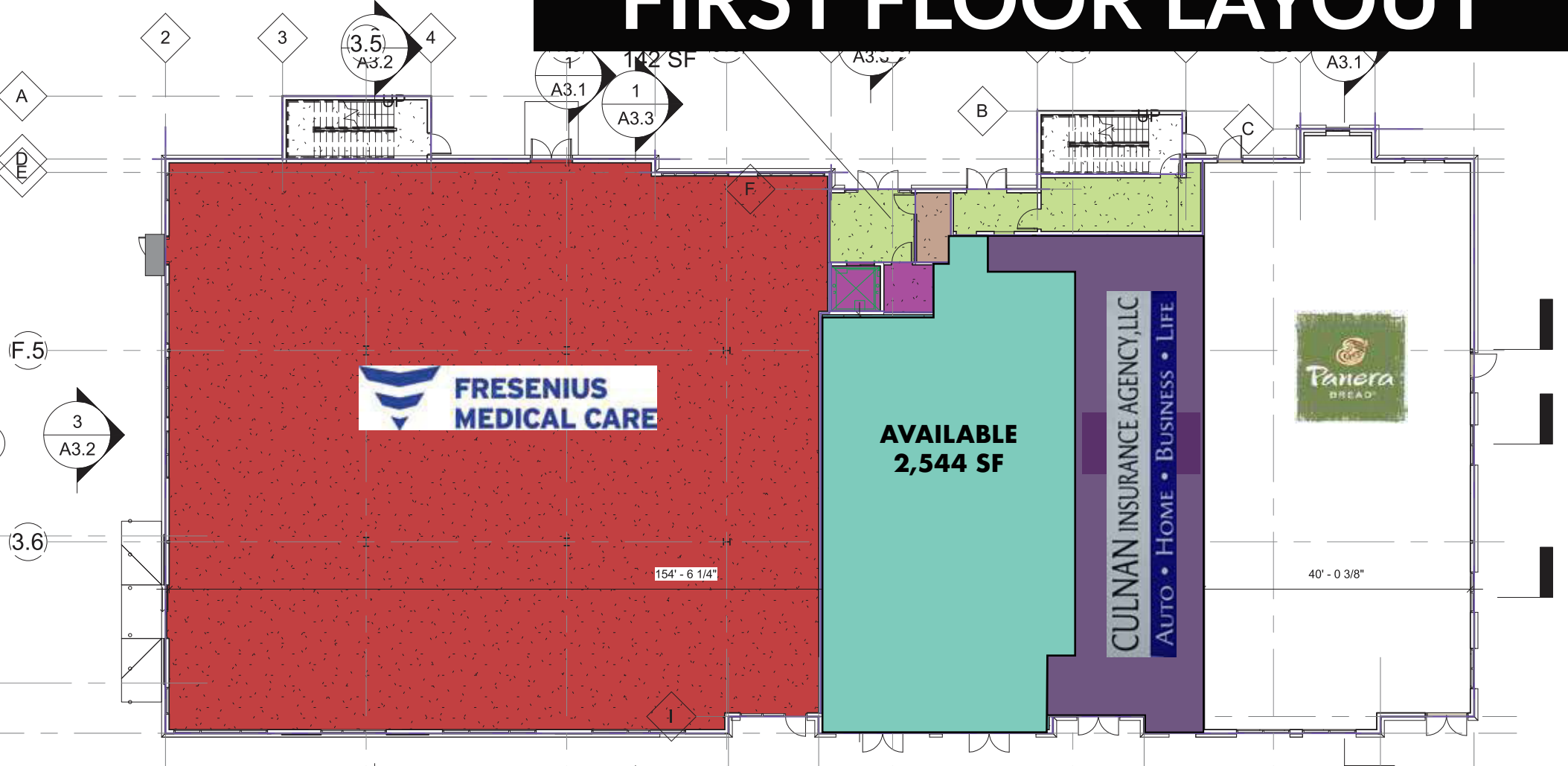
NEARBY MARKET GENERATORS

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

**AVAILABLE
NOW**



FIRST FLOOR LAYOUT



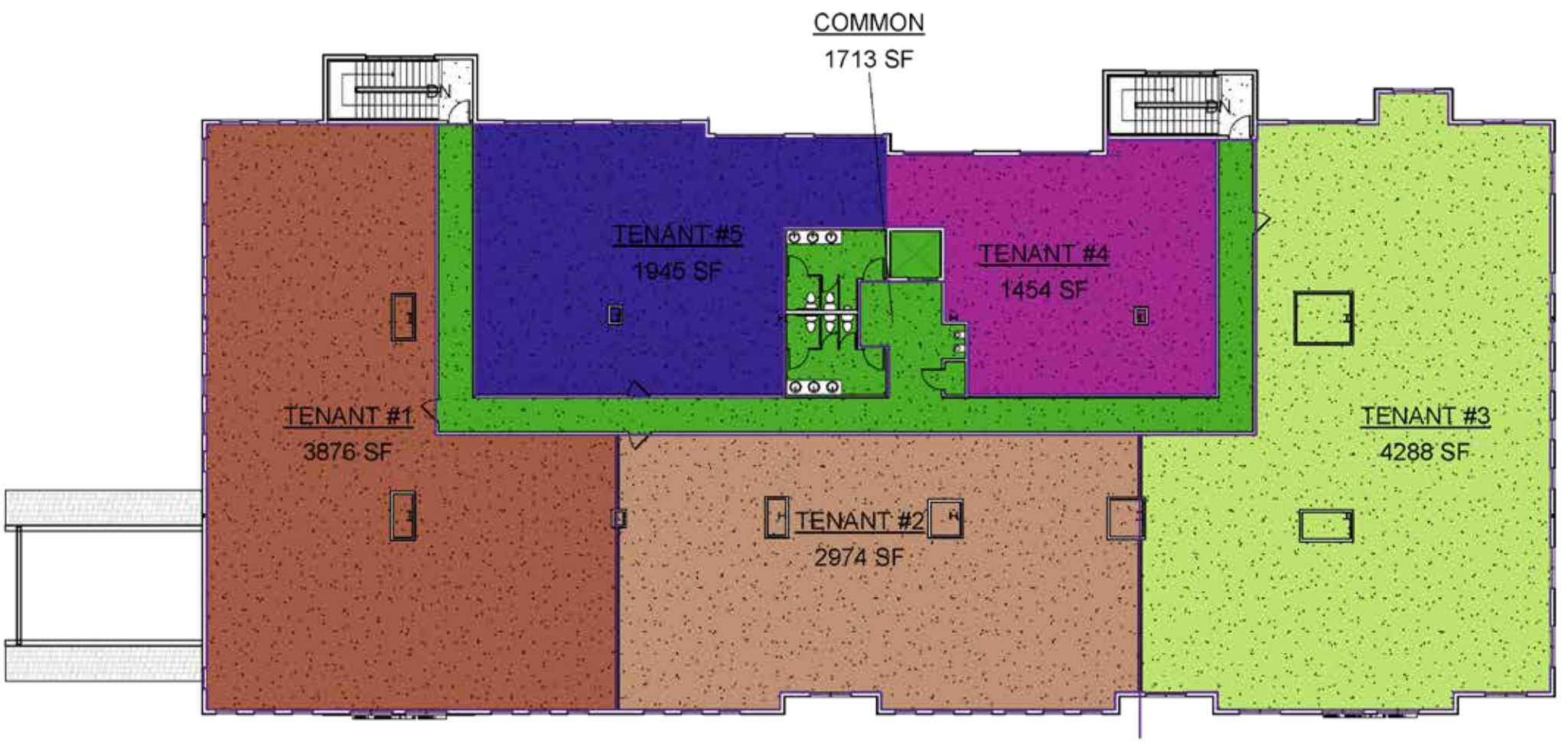
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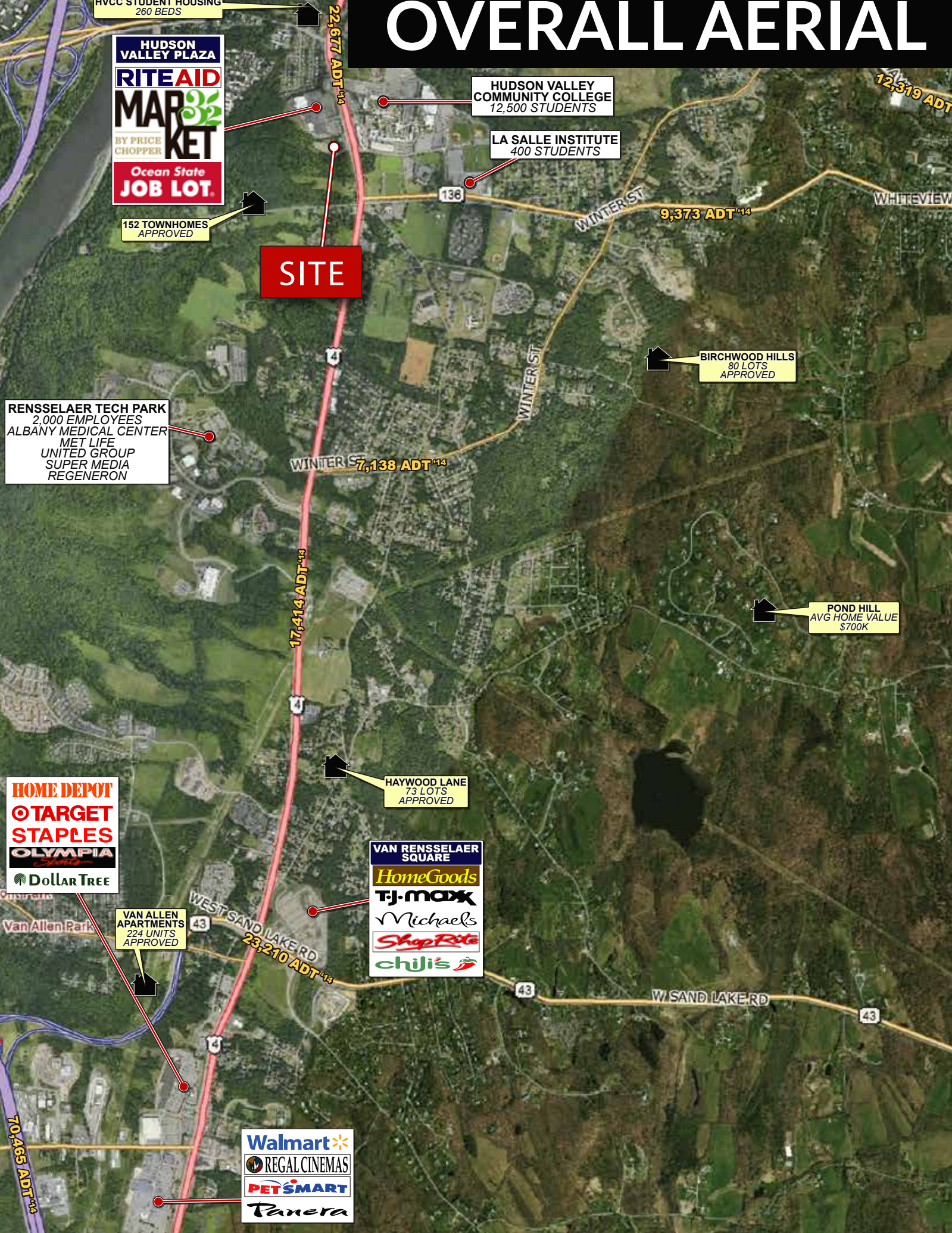
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SECOND FLOOR CONCEPT



OVERALL AERIAL



HVCC STUDENT HOUSING
260 BEDS

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

152 TOWNHOMES
APPROVED

SITE

22,677 ADT^{'14}

HUDSON VALLEY COMMUNITY COLLEGE
12,500 STUDENTS

LA SALLE INSTITUTE
400 STUDENTS

138

9,373 ADT^{'14}

WHITEVIEW

12,319 ADT^{'14}

WINTER ST

BIRCHWOOD HILLS
80 LOTS
APPROVED

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

WINTER ST 7,138 ADT^{'14}

17,414 ADT^{'14}

POND HILL
AVG HOME VALUE
\$700K

HOME DEPOT
TARGET
STAPLES
OLYMPIA
Dollar TREE

HAYWOOD LANE
73 LOTS
APPROVED

VAN RENSSELAER SQUARE
HomeGoods
T.J. MAXX
Michaels
ShopRite
chilis

VAN ALLEN APARTMENTS
224 UNITS
APPROVED

WEST SAND LAKE RD
23,210 ADT^{'14}

43

W SAND LAKE RD

43

70,465 ADT^{'14}

Walmart
REGAL CINEMAS
PET SMART
Panera