

FOR LEASE



445 BALLTOWN RD.
NISKAYUNA, NY

TRG

TRINITY REALTY GROUP | TRGCOS.COM | 518.438.7203 | 18 COMPUTER DRIVE EAST, STE 201, ALBANY, NY 12205

MANSION SQUARE

HIGHLIGHTS

- AVAILABLE SPACE:
 - 41,000 SF Anchor Box
 - 3,423 SF Inline Space
 - 1,200 SF End Cap
- Two signalized entrances, including one shared with Mohawk Commons, a 650,000 SF power center
- Located on the corner of Balltown Road (15,772 AADT) and State Street (18,681 AADT)

OFFERING INFO

Available Space:	41,000 SF 3,423 SF 1,200 SF
GLA:	80,000 SF
Parking:	11:1000
Rent:	Call for details
Nets:	\$9.50

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION:	7,236	69,437	149,196
HOUSEHOLDS	3,096	28,174	60,829
AVERAGE HH INCOME	\$115,684	\$111,938	\$107,533
DAYTIME POPULATION	5,474	48,414	122,745
BUSINESS ESTABLISHMENTS	256	1,713	4,763



Area Retailers:



MANSION SQUARE

MID LEVEL AERIAL



MANSION SQUARE

SITE PLAN



445 BALLTOWN RD.

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For all real estate inquiries please
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