

FOR LEASE



TRINITY REALTY GROUP | TRGCOS.COM | 518.458.7203 | 18 COMPUTER DRIVE EAST, STE 201, ALBANY, NY 12205

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59 VANDENBURGH AVE TROY, NY 12180

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HIGHLIGHTS

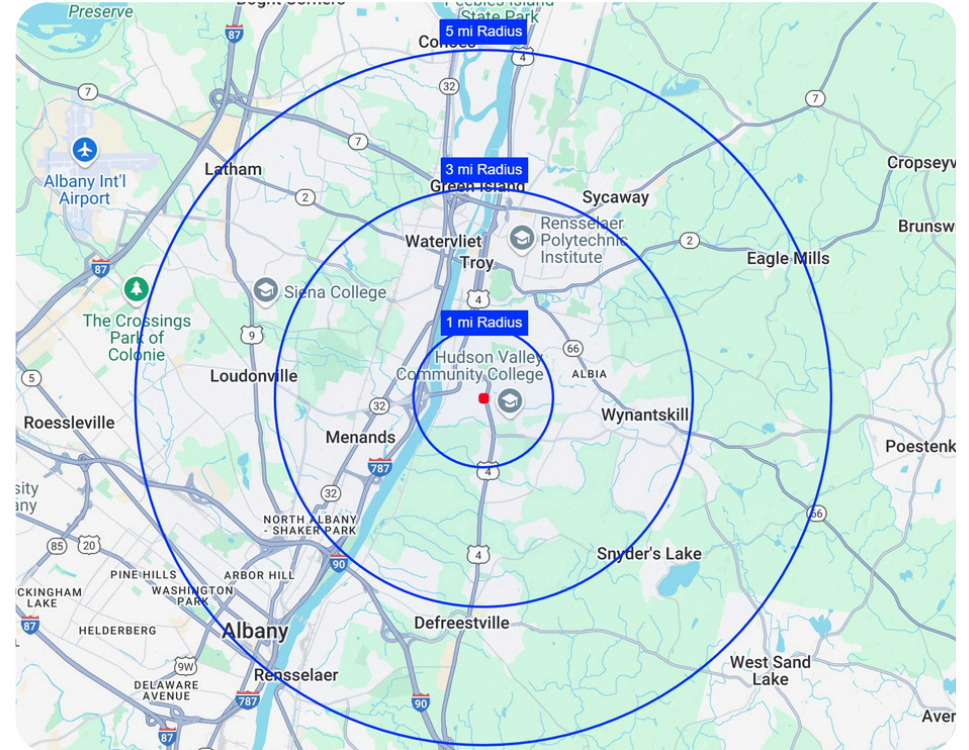
Freestanding former Dunkin' with drive-thru on corner lot at the signalized intersection of Vandenburg Avenue and Morrison Avenue. This retail corridor is experiencing significant growth with many new development projects. Within close proximity to Hudson Valley Community College and the LaSalle Institute.

OFFERING INFO

Available Space:	Up to 1,353 SF
Parcel Size:	0.4 Acres
Parking:	12 Spots
Rent:	Call for details
Nets:	Call for details

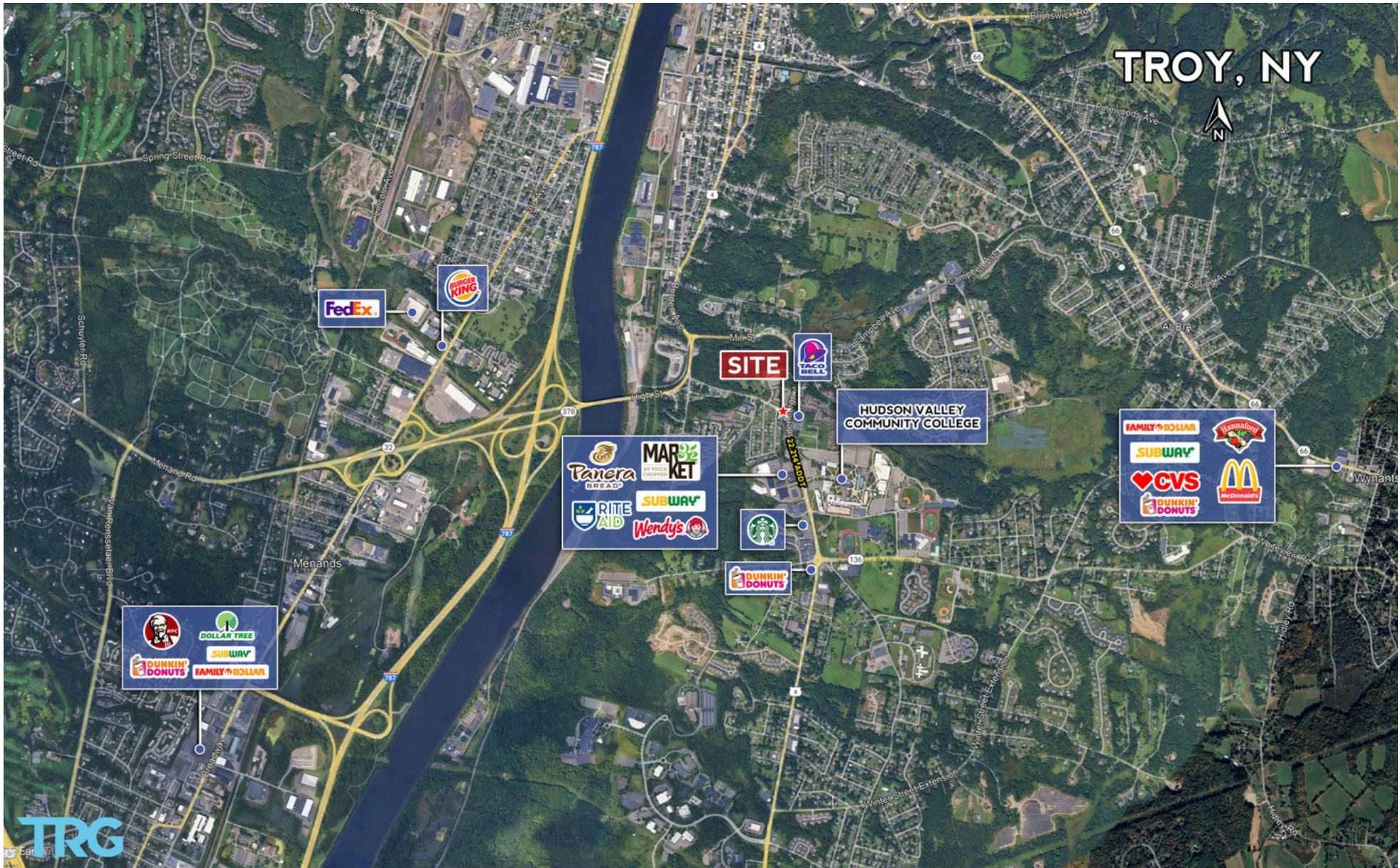
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION:	7,236	66,370	159,910
HOUSEHOLDS	3,082	28,747	69,514
AVERAGE HH INCOME	\$89,201	\$92,507	\$99,683
DAYTIME POPULATION	3,835	49,745	140,845
BUSINESS ESTABLISHMENTS	136	1,914	6,326



Area Retailers:







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For all real estate inquiries please
contact exclusive brokers:

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