

# 2600 6TH AVE

Troy, NY 12180

FOR LEASE | MIXED USE BUILDING SPACE

EXECUTIVE SUMMARY



## OFFERING SUMMARY

Available SF:	28,500 SF
Lease Rate:	Negotiable
Lot Size:	3.16 Acres
Year Built:	1910
Building Size:	28,500 SF
Zoning:	BD

## PROPERTY OVERVIEW

Introducing 2600 6th Ave, Troy, NY, 12180 - an exceptional commercial property now available for lease. This prime space offers modern amenities, versatile layouts, and ample parking, making it perfect for a wide range of businesses. With its strategic location and high visibility, this property presents a unique opportunity to elevate your brand and attract customers. The well-maintained building boasts contemporary design elements and flexible floor plans to suit your specific needs. For more information, please contact the listing broker.

## PROPERTY HIGHLIGHTS

- 9,600 Sq. Ft. free span Industrial Space
- High visibility
- Flexible floor plans
- Well-maintained building

### Paul Bulmer

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**VF Vanguard-Fine, LLC**  
Commercial Real Estate Professionals

Vanguard-Fine, LLC Commercial Real Estate Professionals is a Licensed Real Estate Broker  
This plan is for informational purposes only and no representations are made. Current conditions must be confirmed by each prospective buyer/tenant

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ADDITIONAL PHOTOS



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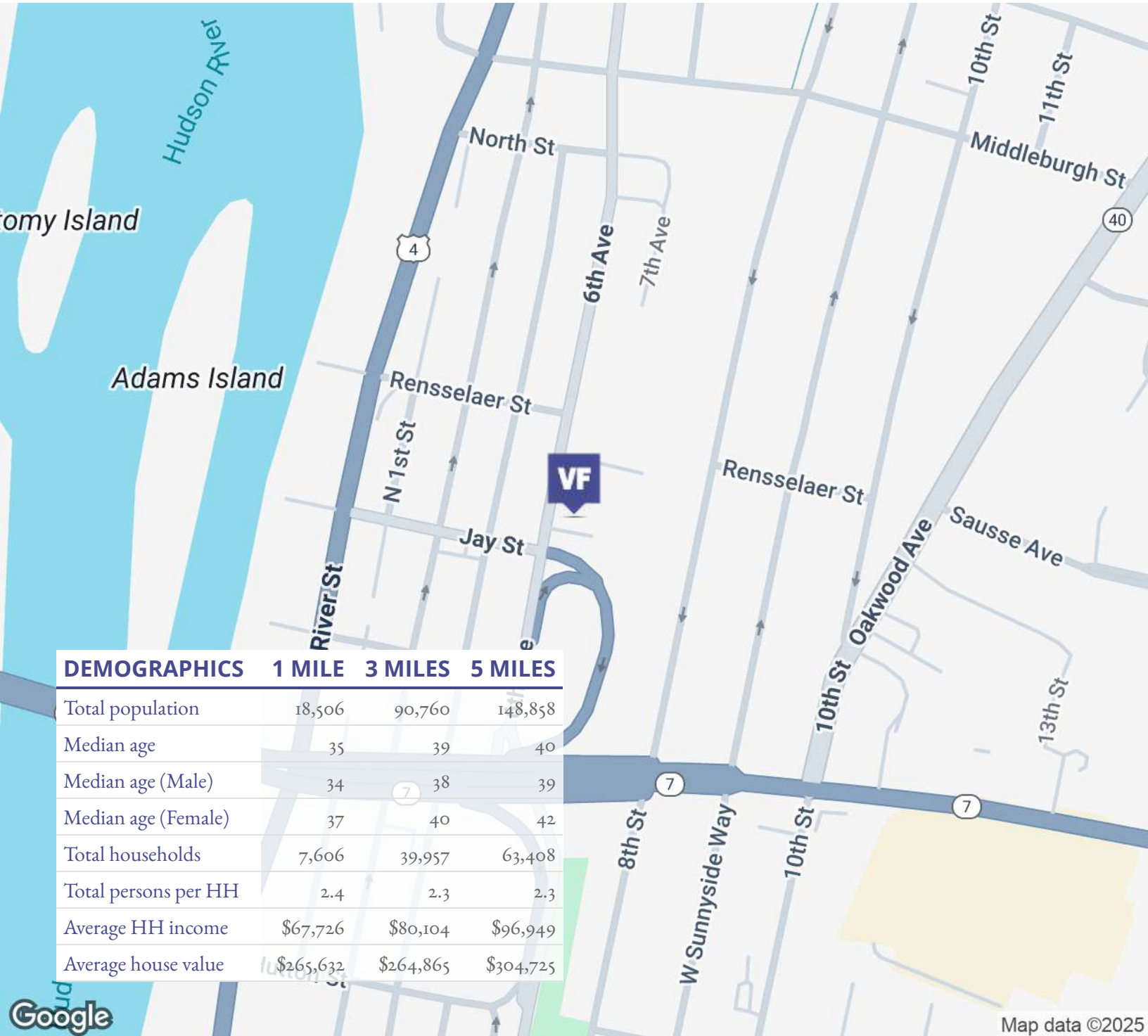
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LOCATION MAP



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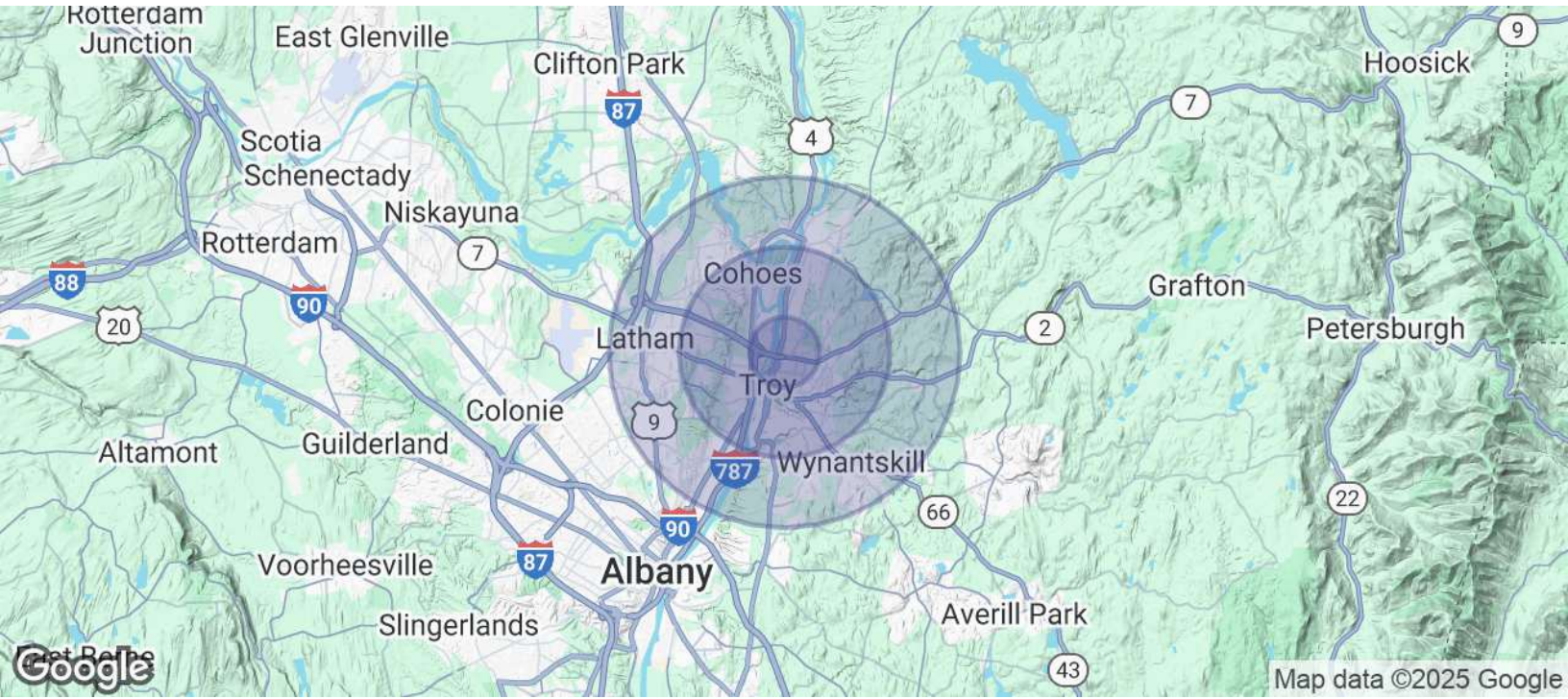
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DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	18,506	90,760	148,858
Average Age	35	39	40
Average Age (Male)	34	38	39
Average Age (Female)	37	40	42

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,606	39,957	63,408
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$67,726	\$80,104	\$96,949
Average House Value	\$265,632	\$264,865	\$304,725

Demographics data derived from AlphaMap

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