



274 TROY ROAD | NORTH GREENBUSH, NEW YORK

# NORTH GREENBUSH SQUARE

1,335 SF AVAILABLE | FOR LEASE



# PROJECT DETAILS

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## PROPERTY HIGHLIGHTS

- Retail strip center located on Route 4, across from Walmart Supercenter.
- Former beauty supply store available for Lease
- Traffic signal access with pylon sign.
- Excellent visibility.
- Co-tenants: Mr. Halal, Mattress Firm, Sportsclips Haircuts & Upstate Cookie Shack.
- Daytime population of 96,780 within 3 miles.

## OFFERING SUMMARY

**LEASE RATE** \$22.00 psf NNN

**NNN** \$5.25

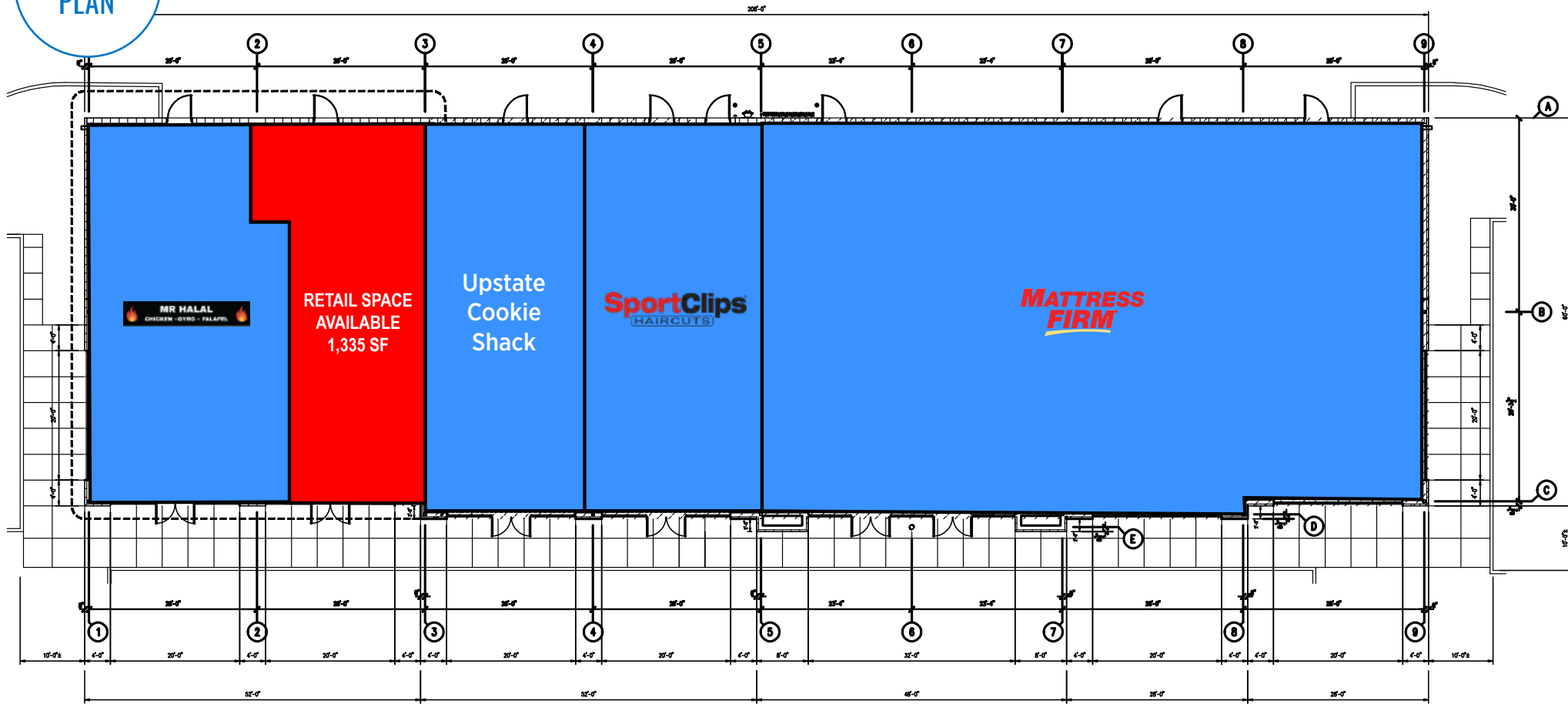
	2025 DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
	<b>POPULATION</b>	1,598	13,822	32,222
	<b>DAYTIME POPULATION</b>	3,919	13,806	52,720
	<b>MEDIAN HH INCOME</b>	\$120,681	\$97,940	\$79,744
	<b>TOTAL HH</b>	783	6,320	15,110
	<b>MEDIAN AGE</b>	42.6	42.4	40.5



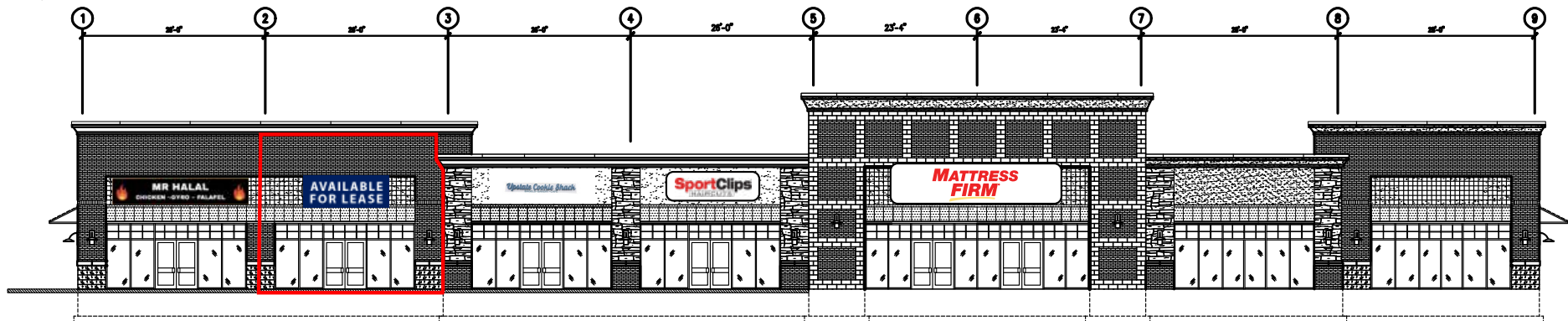
ZOOM  
AERIAL



SITE PLAN



1 Floor Plan  
A100 SCALE: 1/8"=1'-0"  
12.736.00 ST.





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