



FORMER KFC

 658 HOOSICK RD | TROY, NY 12180



2,200 ± SF
AVAILABLE



25K+
VEHICLES PER DAY



\$116K
ANNUAL RENT



NNN
LEASE TYPE

OFFERING DETAILS

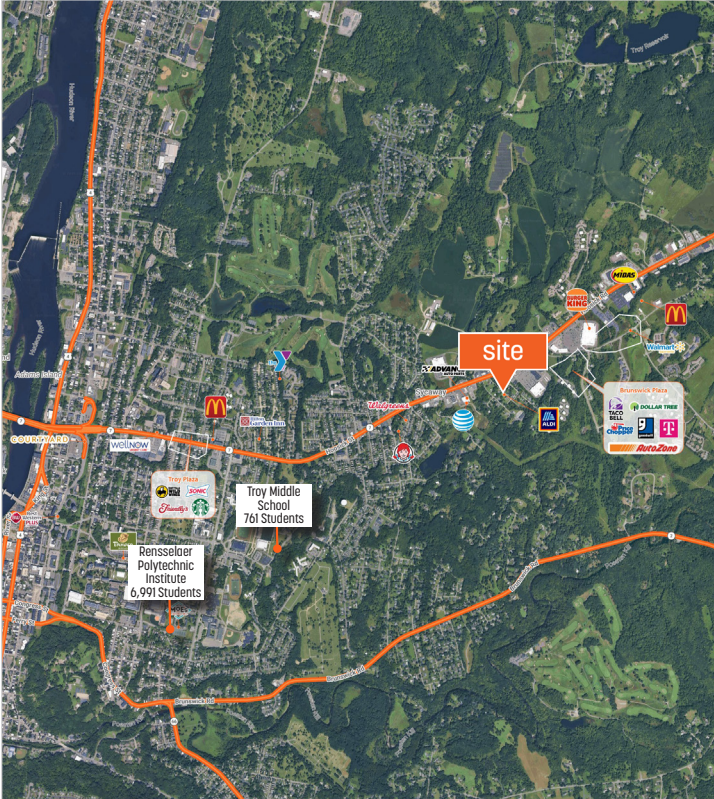
Property Type	Retail
Building Size/Available Space	2,200 ± SF
Year Built	2022
Lot Size	0.73 ± Acres
Traffic Count Hoosick Rd	25,605 vpd
Traffic Count Lord Ave	1,811 vpd
Parking	46 Spaces
Zoning	C-Commercial

PROPERTY OVERVIEW

- Former KFC with drive thru
- Sublease Opportunity with KBP Foods, Largest U.S. KFC Franchisee (840+ Locations)
- Prime Hoosick Rd Location
- Located with Planet Fitness, Wendy's & Aroma Joe's
- Across from newly developed Hannaford
- Adjacent to ALDI & Near Walmart Supercenter

658 HOOSICK RD

TROY, NY 12180



RENT SCHEDULE

INITIAL TERM

TERM	RENT PER MONTH	ANNUAL RENT
Rent Commencement Date to 8/31/2027	\$9,666.67	\$116,000.00
9/1/2027 to 8/31/2032	\$10,343.33	\$124,120.00
9/1/2032 to 8/31/2037	\$11,067.37	\$132,808.40
9/1/2037 to 8/31/2042	\$11,842.08	\$142,104.99

RENEWAL TERM(S)

TERM	RENT PER MONTH	ANNUAL RENT
9/1/2042 to 8/31/2047	\$12,671.03	\$152,052.34
9/1/2047 to 8/31/2052	\$13,558.00	\$162,696.00

DEMOGRAPHICS 1 Mile 3 Miles 5 Miles

Population	6,726	68,178	128,590
Median HH Income	\$94,925	\$71,117	\$78,476
Households	3,028	30,271	57,228
Daytime Population	4,438	45,971	79,568



658 HOOSICK RD

TROY, NY 12180



EXCLUSIVE LISTING AGENT

JACOB RIVERA

Partner


Licensed Associate Real Estate Broker


m: 310.650.4322

o: 585.454.4500 X 118

e: jrivera@caliberbrokerage.com



 394 E Henrietta Rd, Rochester, NY 14620

 585.454.4500

 www.caliberbrokerage.com

© 2026 Caliber Commercial Brokerage, LLC. While believed to be accurate, all information contained herein should be independently verified.