

# TITAN COMMERCIAL REALTY GROUP LLC

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PROUDLY PRESENTS:  
**1074 TROY-SCHENECTADY ROAD**  
**LATHAM, NEW YORK**  
**ALBANY COUNTY**

WELL- MAINTAINED OFFICE BUILDING. EXCELLENT, HIGH-VISIBILITY  
LATHAM LOCATION.

## QUICK FACTS

- LOCATED ON HEAVILY TRAVELED TROY-SCHENECTADY ROAD (ROUTE 7) DIRECTLY ACROSS FROM KEELER CAR DEALERSHIP.
- APPROXIMATELY ONE MILE FROM EXIT 6 OF I-87.
- THIS SITE OFFERS STRONG DEMOGRAPHICS AND OVER 40,000 CARS PER DAY.
- BEAUTIFUL OUTSIDE PATIO AND DECK ON REAR OF OFFICE.
- ONE CAR GARAGE PLUS ~600 ADDITIONAL SQUARE FEET OF FINISHED BASEMENT NOT INCLUDED IN THE SQUARE FOOTAGE BELOW.
- GUCCIARDO REAL ESTATE SIGN TO REMAIN.
- AVAILABLE SPACE: ~1,180 SF
- TRAFFIC COUNT: 40,033 AADT
- PARKING: ~10 SPACES
- ZONING: COR (COMMERCIAL OFFICE RESIDENTIAL)
- ASKING: \$2,750.00 PER MONTH PLUS UTILITIES



**DEMOGRAPHICS**

	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>	<b>10 MILE</b>
<b>POPULATION</b>	2,537	29,806	111,475	525,741
<b>AVERAGE HH INCOME</b>	\$141,018	\$104,955	\$94,183	\$81,145
<b>MEDIAN AGE</b>	44.5	42.2	41.5	37.9
<b>TOTAL BUSINESSES</b>	219	2,604	5,994	25,341
<b>TOTAL EMPLOYEES</b>	4,182	40,621	96,941	399,669







