# TITAN COMMERCIAL REALTY GROUP LLC



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

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

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## 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



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DEMOGRAPHICS

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









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https://www.dos.ny.gov/licensing/docs/FairHousingNotice\_new.pdf

### TODD J DROWLETTE

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