

TITAN COMMERCIAL REALTY GROUP LLC



PROUDLY PRESENTS:
120 4TH STREET
TROY, NEW YORK 12180
RENSSELAER COUNTY

DOWNTOWN FORMER BAR & RESTAURANT
WITH OFF-STREET PARKING AND PATIO

DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE	4 MILE
POPULATION	23,472	56,378	82,729	158,875
AVERAGE HH INCOME	\$74,635	\$83,704	\$88,548	\$105,986
MEDIAN AGE	30.9	32.4	34.5	38.0
TOTAL BUSINESSES	853	1,552	2,146	4,475
TOTAL EMPLOYEES	9,763	19,584	27,789	58,667

QUICK FACTS

- APPROXIMATELY 3,000 SQUARE FEET
- ASKING \$5,000 PER MONTH + UTILITIES
- POTENTIAL FENCED-IN PATIO
- ADJACENT TO PRIVATE PARKING LOT
- FORMER BAR/RESTAURANT WITH LARGE CUSTOM BAR
- NESTLED BETWEEN TWO COLLEGE CAMPUSES - RPI AND RUSSELL SAGE COLLEGE
- ONE BLOCK FROM RENSSELAER COUNTY COURTHOUSE





120 4TH STREET
TROY, NY



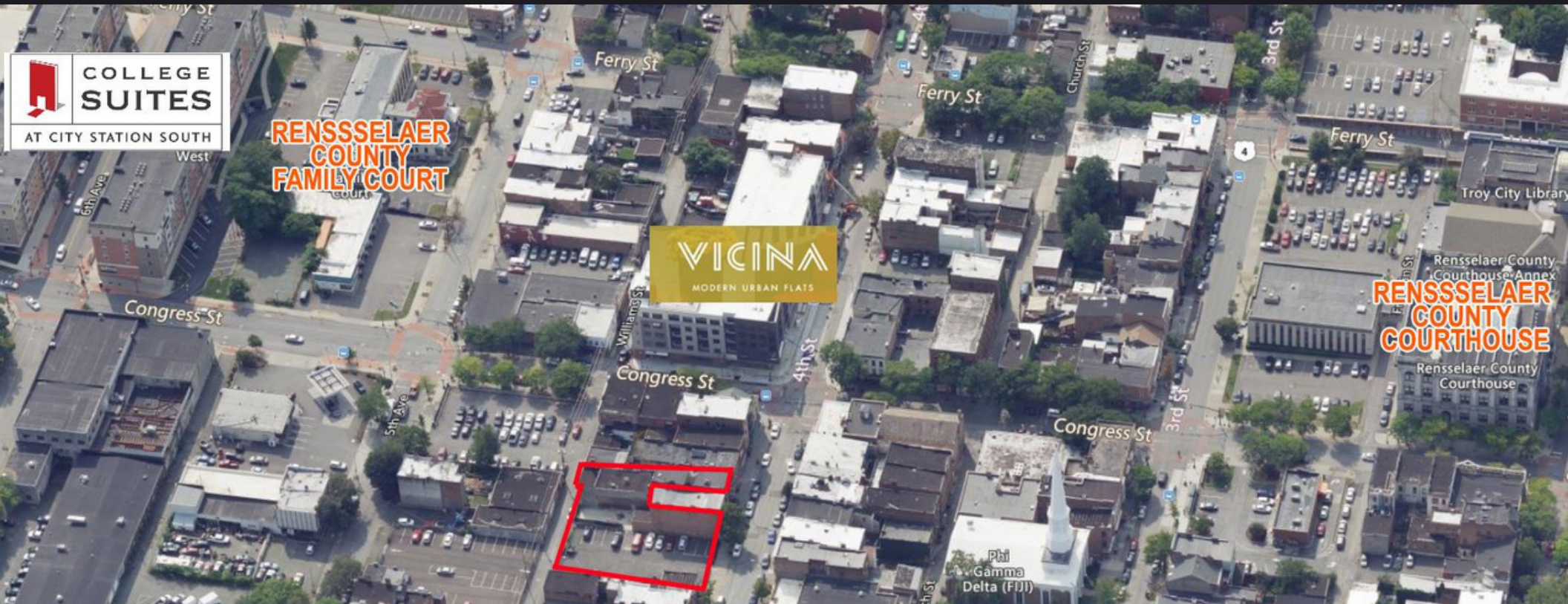


TITAN COMMERCIAL REALTY GROUP LLC
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 518 400 0668
WWW.TITANCOMMERCIALREALTYGROUP.COM
https://www.dos.ny.gov/licensing/docs/FairHousingNotice_new.pdf

HELPING BUILD EMPIRES
ONE DEAL AT A TIME

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