

# TITAN COMMERCIAL REALTY GROUP LLC

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PROUDLY PRESENTS:  
**3531 US ROUTE 20**  
NASSAU, NEW YORK  
RENSSELAER COUNTY

RETAIL PLAZA WITH APARTMENT UNIT.  
FORMER RESTAURANT ON FRONT END UNIT.

## QUICK FACTS

- THE CURRENT OWNERS RENOVATED THIS PROPERTY IN 2021. NEW ELECTRIC SERVICE(S), NEW HVAC, NEW ROOF, ETC. FRONT UNIT IS FORMER DAISY'S CAFÉ AND IS A FULLY BUILT OUT RESTAURANT.
- OWNER MAY INCLUDE SOME EQUIPMENT AT ASKING PRICE.
- MULTIPLE COMMERCIAL UNITS WITHIN THE BUILDING.
- ONE BEDROOM APARTMENT WITH BALCONY ABOVE THE FRONT COMMERCIAL UNIT. APARTMENT IS CURRENTLY RENTED AT \$1,000/ MONTH PLUS UTILITIES.
- PARKING: +/- 24 SPACES.
- TRAFFIC COUNT: +/- 9,000 AADT
- ASKING: REDUCED FROM \$549,000.00 TO \$425,000.00



**DEMOGRAPHICS**

	<b>1 MILE</b>	<b>5 MILE</b>	<b>10 MILE</b>	<b>15 MILE</b>
<b>POPULATION</b>	1,427	11,261	58,206	262,787
<b>AVERAGE HH INCOME</b>	\$89,656	\$108,977	\$111,725	\$94,328
<b>MEDIAN AGE</b>	39.8	44.9	44.6	38.8
<b>TOTAL BUSINESSES</b>	38	261	1,403	9,073
<b>TOTAL EMPLOYEES</b>	228	2,502	14,334	134,689



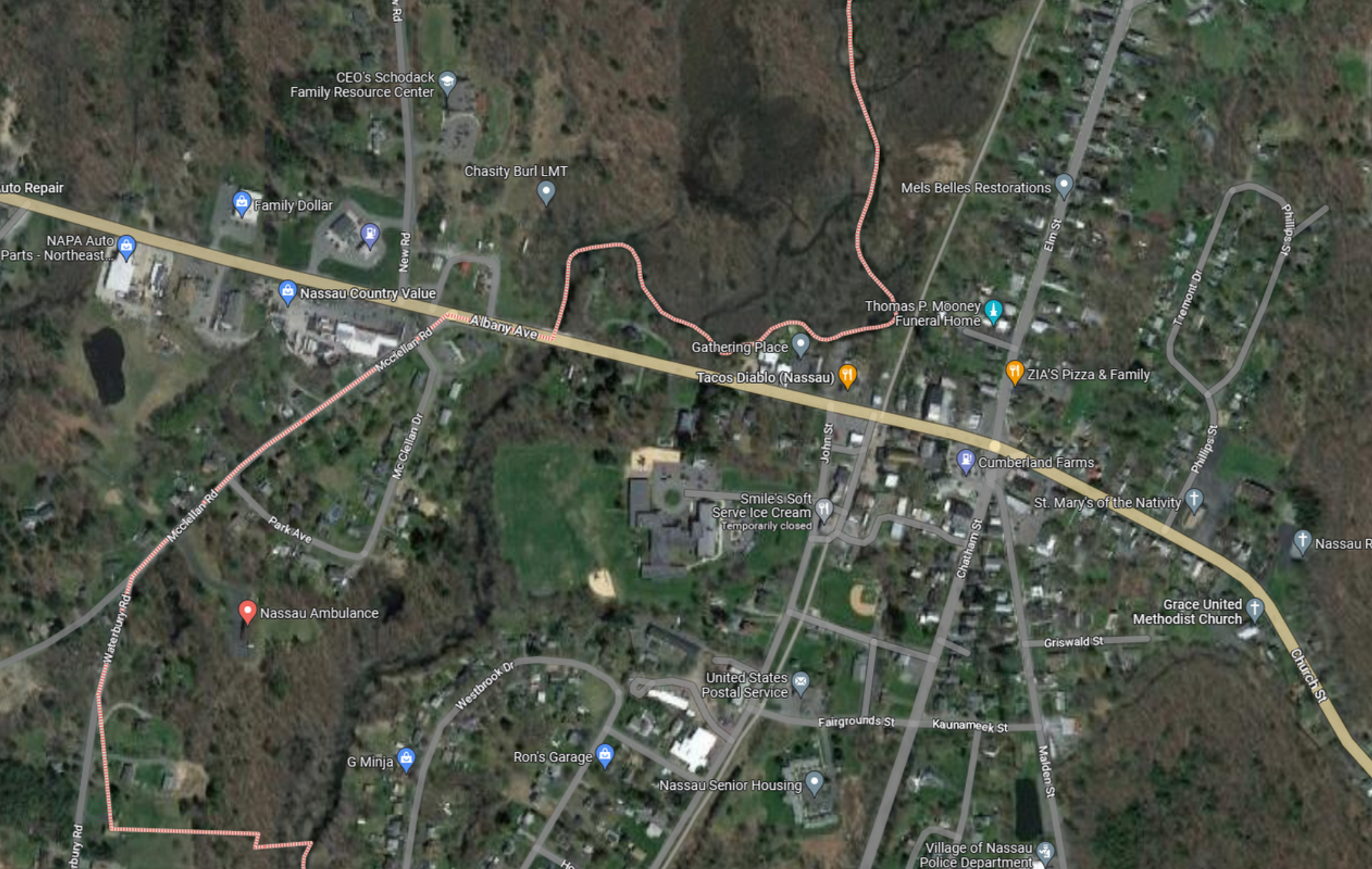












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[WWW.TITANCOMMERCIALREALTYGROUP.COM](http://WWW.TITANCOMMERCIALREALTYGROUP.COM)  
[https://www.dos.ny.gov/licensing/docs/FairHousingNotice\\_new.pdf](https://www.dos.ny.gov/licensing/docs/FairHousingNotice_new.pdf)

**HELPING BUILD EMPIRES  
 ONE DEAL AT A TIME**

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