

TITAN COMMERCIAL REALTY GROUP LLC



PROUDLY PRESENTS:
356 TROY-SCHENACTADY ROAD
LATHAM, NEW YORK
ALBANY COUNTY

THIS COVETED COMMERCIAL SPACE IN LATHAM PROVIDES A STRATEGIC ADVANTAGE IN TERMS OF LOCATION AND VISIBILITY AS WELL AS CONVENIENCE AND COMMUNITY ENGAGEMENT

QUICK FACTS

- GORGEOUS SPACE - RECENTLY RENOVATED AND OFFERS A VERSATILE CANVAS FOR YOUR BUSINESS VISION
- IDEAL FOR A RETAIL STORE, BOUTIQUE, OR SERVICE-ORIENTED ESTABLISHMENT. DON'T MISS THE CHANCE TO ESTABLISH YOUR BRAND IN THIS PRIME LOCATION, WHERE EVERY SQUARE FOOT IS A TESTAMENT TO THE LIMITLESS POSSIBILITIES THAT AWAIT YOUR BUSINESS.
- AVAILABLE SPACE: ~ 1,975 SQUARE FOOT
- PARKING: ~82 SPACES
- CO-TENANTS: DCI (DIALYSIS CLINIC), EDWARD JONES, ONE MAIN FINANCIAL AND HERTZ CAR RENTAL
- ASKING: \$20.00 PSF NNN BASE \$3,291.67 PER MONTH PLUS NNN OF \$1,254.13 PER MONTH = \$4,545.80 PER MONTH PLUS UTILITIES
- NNN'S: \$7.62 PSF



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE	7 MILE
POPULATION	7,266	48,086	164,101	320,161
AVERAGE HH INCOME	\$87,825	\$95,335	\$81,862	\$83,430
MEDIAN AGE	40.9	40.6	38.3	37.7
TOTAL BUSINESSES	419	1,930	6,698	12,638
TOTAL EMPLOYEES	5,674	29,710	103,575	208,325







LATHAM, NEW YORK

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

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