

486 TROY-SCHENECTADY ROAD LATHAM, NEW YORK



Located on Route 2, just off the Latham Traffic Circle at the intersections of Route 2, Route 7, and Route 9, this beautiful building offers excellent visibility, ample parking, unimpeded street visibility, and a very convenient location within Latham, New York.

Co-tenant with a florist shop and a hair salon and spa.

Available Space: ~1,200 square foot

Parking: ~25 spaces

Asking: \$30.00 PSF NNN



Exclusive Leasing Agents:
TITAN Commercial Realty Group LLC

24 Aviation Road, Suite 202

Albany, New York 12205

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www.titancommercialrealtygroup.com

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NYS Fair Housing Notice: https://www.dos.ny.gov/licensing/re_broker/re_broker.html

Contact:

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| DEMOGRAPHICS | 1 Mile | 3 Mile | 5 Mile | 7 Mile |
|---------------|----------|----------|----------|----------|
| Population | 7,266 | 48,086 | 164,101 | 320,161 |
| Avg HH Income | \$87,825 | \$95,335 | \$81,862 | \$83,430 |
| Median Age | 40.9 | 40.6 | 38.3 | 37.7 |
| Businesses | 419 | 1,930 | 6,698 | 12,638 |
| Employees | 5,674 | 29,710 | 103,575 | 208,325 |

