

**FOR LEASE  
602 COLUMBIA TURNPIKE  
EAST GREENBUSH, NEW YORK**



Fully built out former bank branch with drive thru located on heavily traveled Columbia Turnpike in East Greenbush.

Available Space: 2,520 square feet with drive thru

Parking: 20 Spaces

Traffic Count: 17,507 AADT

Frontage: 65 FT on Columbia Tpke

Asking: \$167,401.00 NNN



**Exclusive Leasing Agents:**  
TITAN Commercial Realty Group LLC  
24 Aviation Road, Suite 202  
Albany, New York 12205  
O: (518) 400-0668 F: (518) 400-0668  
www.titancommercialrealtygroup.com  
NYS Licensed Real Estate Broker

*HELPING BUILD EMPIRES ONE DEAL AT A TIME™*

NYS Fair Housing Notice: [https://www.dos.ny.gov/licensing/re\\_broker/re\\_broker.html](https://www.dos.ny.gov/licensing/re_broker/re_broker.html)

**Contact:**

**Todd J. Drowlette**  
Managing Director  
NYS Licensed Real Estate Broker  
(518) 400-0668 Ext: 702  
[tdrowlette@titancommercialrealtygroup.com](mailto:tdrowlette@titancommercialrealtygroup.com)



# 602 COLUMBIA TURNPIKE EAST GREENBUSH, NEW YORK

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile	10 Mile
Population	21,082	94,517	150,156	317,834
Avg HH Income	\$68,460	\$65,682	\$73,239	\$89,516
Median Age	34.1	36.7	39.0	40.5
Businesses	848	3,569	5,113	14,832
Employees	11,730	52,033	74,408	218,444

