

TITAN COMMERCIAL REALTY GROUP LLC



PROUDLY PRESENTS:
HUDSON RIVER COMMONS
120 HOOSICK STREET
TROY, NEW YORK 12180
RENSSELAER COUNTY

APPROXIMATELY 3 BLOCKS FROM RPI WITH 7,633 STUDENTS AND 484
FACULTY AND ST. PETER'S HEALTH PARTNERS SAMARITAN HOSPITAL.

QUICK FACTS

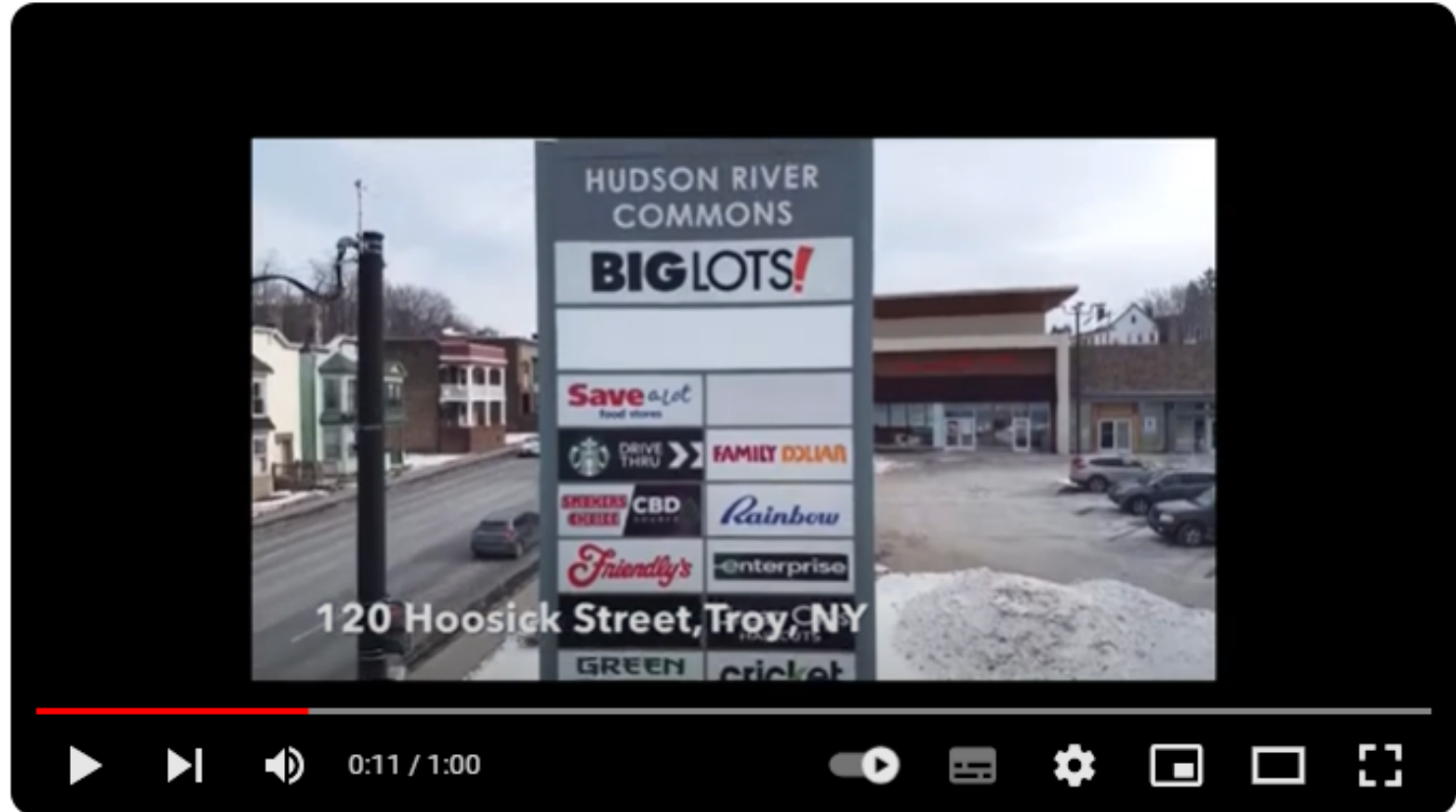
- HUGE PYLON SIGN WITH FULL INGRESS AND EGRESS IN BOTH DIRECTIONS AT A SIGNALIZED ENTRANCE WITH HIGH TRAFFIC COUNTS OF 28,947 CARS PER DAY.
- AVAILABLE SPACE: 5,580 SF AND 14,907 SF
- PARKING: 300+ SPACES
- CO-TENANTS: BIG LOTS, FAMILY DOLLAR, FRIENDLY'S, SONIC, STARBUCKS, RAINBOW APPAREL, LITTLE CAESARS, BOWLED, SOCIAL SECURITY ADMINISTRATION, BUFFALO WILD WINGS GO, AND MANY MORE
- ASKING: \$25.00 PSF NNN
- NNN'S: APPROXIMATELY \$4.50 PSF

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE	10 MILE
POPULATION	19,022	81,524	139,727	371,076
AVERAGE HH INCOME	\$49,599	\$60,664	\$73,242	\$80,806
MEDIAN AGE	29.1	34.4	37.0	37.4
TOTAL BUSINESSES	1,231	2,922	5,097	19,138
TOTAL EMPLOYEES	21,764	39,891	70,678	316,781



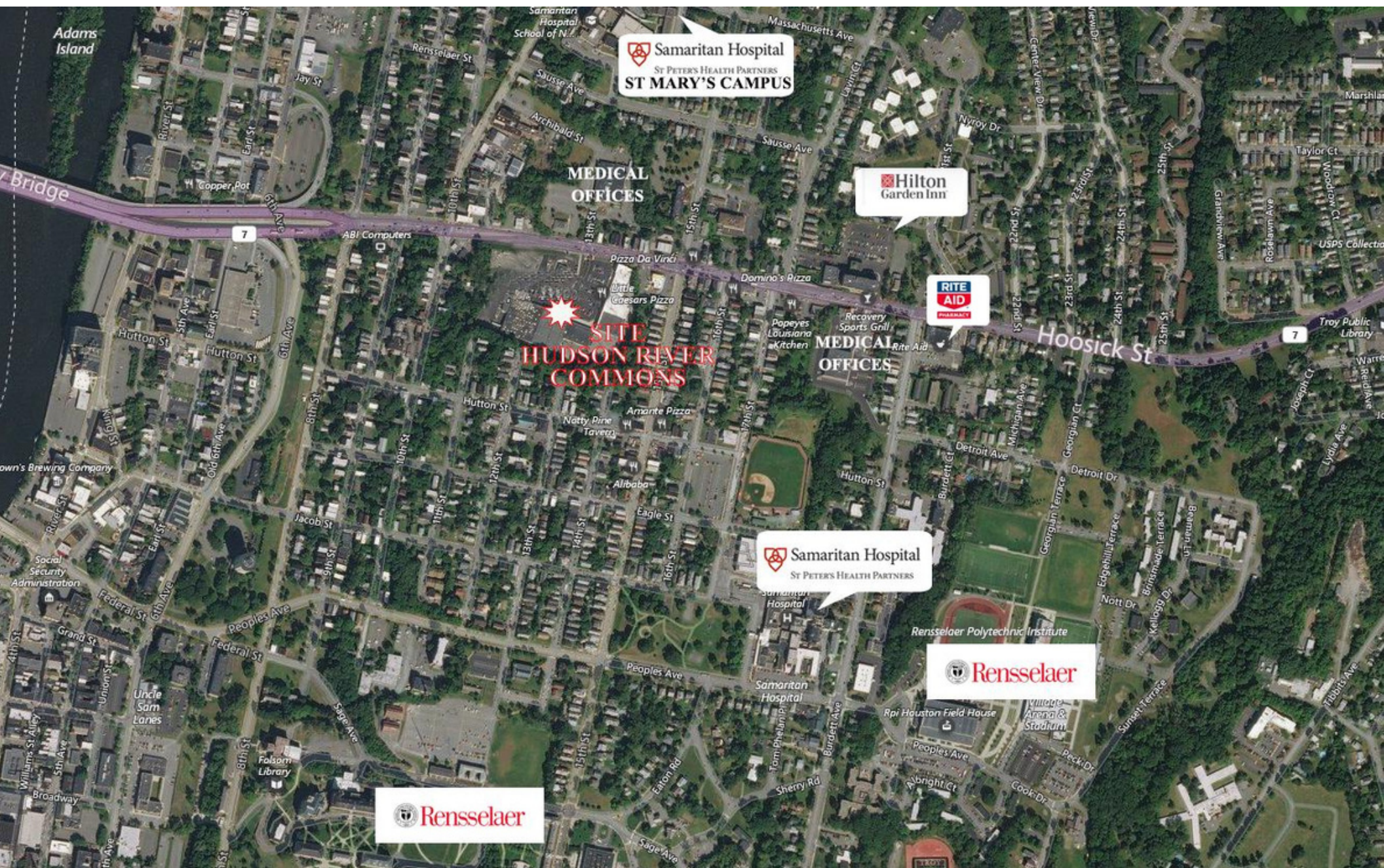
VIDEO TOUR



Hudson River Commons, 120 Hoosick St, Troy, NY







Samaritan Hospital
ST PETERS HEALTH PARTNERS
ST MARY'S CAMPUS

Hilton
Garden Inn

RITE
AID
PHARMACY

SITE
HUDSON RIVER
COMMONS

Samaritan Hospital
ST PETERS HEALTH PARTNERS

Rensselaer

Rensselaer

TITAN COMMERCIAL REALTY GROUP LLC
24 AVIATION RD, ALBANY, NY, 12205
518 400 0668
WWW.TITANCOMMERCIALREALTYGROUP.COM
https://www.dos.ny.gov/licensing/docs/FairHousingNotice_new.pdf

HELPING BUILD EMPIRES
ONE DEAL AT A TIME

TODD J DROWLETTE
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NYS LICENSED REAL ESTATE BROKER
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518 400 0668 EXT 702

**HUDSON RIVER COMMONS
120 HOOSICK STREET
TROY, NEW YORK 12180**



Space	Tenant	Square Feet
1 & 2	Friendly's	4,000
3A	Bowled	2,018
3B	Armed Forces Recruiting	1,982
4	Little Caesars	1,200
5	Pretty Nails	1,200
6	Union Bonchon Chicken & Cajun	2,400
7A	LEASE PENDING WITH GROCERY STORE	14,907
7B	Rainbow USA	7,500
7C	Smokers Choice	5,120
7D	Cricket Wireless	2,380
8	Family Dollar	8,667
9	Subway	2,000
10	Beauty Supply	2,500
11	Green Shell Chinese	1,620
12A-1	Social Security Administration	9,000
12A-2	Planned Parenthood	7,652
12A-3	BUFFALO WILD WINGS 2 GO	1,290
12A-4	FUSION RESTAURANT	1,668
12D	AVAILABLE	5,580
12B	Big Lots	37,132
12C	Enterprise Rent A Car	3,162
13 Pad	Starbucks	1,827
13 Pad	Saratoga National Bank	1,167
14 Pad	Sonic	3,277

AS OF JANUARY 2024

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