

# TITAN COMMERCIAL REALTY GROUP LLC

---



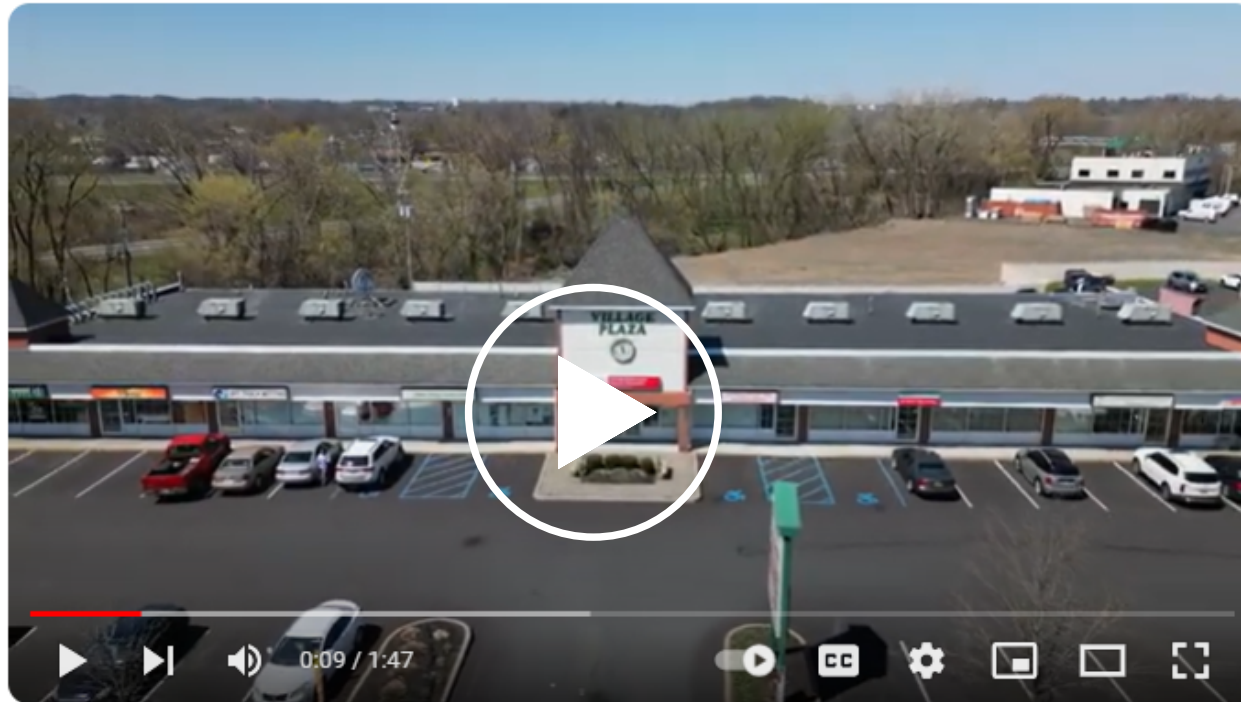
PROUDLY PRESENTS:  
**23 LOWER HUDSON AVE**  
GREEN ISLAND, NEW YORK  
ALBANY COUNTY

NEIGHBORHOOD CENTER WITH EXCELLENT STREET VISIBILITY,  
PYLON SIGNAGE, AND AMPLE PARKING

## QUICK FACTS

- JUST ACROSS THE BRIDGE FROM TROY, NEW YORK
- PRIME LOCATION TO SERVICE CUSTOMERS IN GREEN ISLAND, WATERVLIET, TROY, AND OTHER SURROUNDING COMMUNITIES
- EXCELLENT STREET VISIBILITY, PYLON SIGNAGE, AND AMPLE PARKING
- CO-TENANTS: ST. PETER'S HEALTH PARTNERS, MR. SUBB, OTB, K&M UNIFORM, IMAGES NAIL SALON, VIBES TANNING SALON, ISLAND LAUNDROMAT, DUNKIN, AND A MEXICAN RESTAURANT
- PARKING: 110+ SPACES
- AVAILABLE SPACE: 1,350 SF FORMER AUDIOLOGIST AND 1,350 SF RETAIL
- ASKING: \$30.00 PSF NNN
- NNN'S: \$3.47 PSF (TAXES \$2.76 PSF, CAM/INS. \$0.71PSF)
- TRAFFIC COUNT: 11,551 CARS/DAY





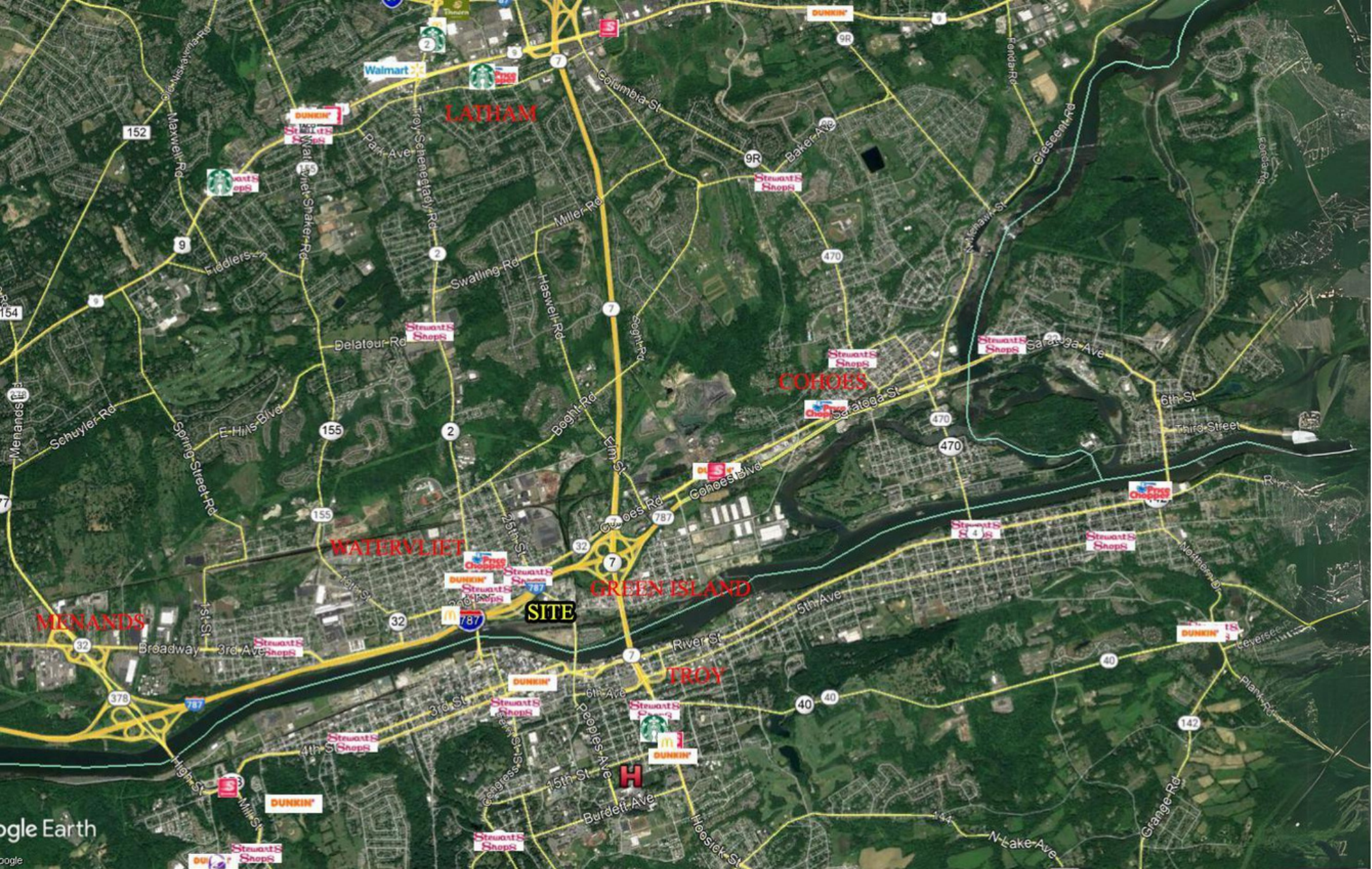
**Discover the Vibrant Village Plaza in Green Island - A Drone Tour of the Exterior**

**DEMOGRAPHICS**

	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>	<b>7 MILE</b>
<b>POPULATION</b>	20,385	92,220	158,248	261,583
<b>AVERAGE HH INCOME</b>	\$59,506	\$68,900	\$80,460	\$78,911
<b>MEDIAN AGE</b>	33.3	34.4	38.0	37.2
<b>BUSINESSES</b>	821	2,336	4,664	10,324
<b>EMPLOYEES</b>	9,956	33,067	71,887	170,530







TITAN COMMERCIAL REALTY GROUP LLC  
24 AVIATION RD, ALBANY, NY, 12205  
518 400 0668  
[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**

**TODD J DROWLETTE**  
TDROWLETTE@TITANCOMMERCIALREALTYGROUP.COM  
NYS LICENSED REAL ESTATE BROKER  
MANAGING DIRECTOR  
518 400 0668 EXT 702



**Mr. Subb**
  
  
 IMAGES NAIL SALON  
 ISLAND LAUNDRY  
**K & M Uniforms Inc.**  
 MEXICAN RESTAURANT

**STARBUCK ISLAND**  
 Luxury Apartment Community

**River's Edge**  
 APARTMENTS

TITAN COMMERCIAL REALTY GROUP LLC  
 24 AVIATION RD, ALBANY, NY, 12205  
 518 400 0668  
[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**

**TODD J DROWLETTE**  
 TDROWLETTE@TITANCOMMERCIALREALTYGROUP.COM  
 NYS LICENSED REAL ESTATE BROKER  
 MANAGING DIRECTOR  
 518 400 0668 EXT 702



**1,350 SF**

**13,034 AADT**

Mahaanuk (10,000 sq ft)

Edgewood School of Business

TITAN COMMERCIAL REALTY GROUP LLC  
24 AVIATION RD, ALBANY, NY, 12205  
518 400 0668

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

TODD J DROWLETTE  
TDROWLETTE@TITANCOMMERCIALREALTYGROUP.COM  
NYS LICENSED REAL ESTATE BROKER  
MANAGING DIRECTOR  
518 400 0668 EXT 702

[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)

